

**WARSAW TOWN COUNCIL MEETING
AND
WARSAW PLANNING COMMISSION SPECIAL MEETING
JOINT PUBLIC HEARING
COUNCIL CHAMBERS – 78 BELLE VILLE LANE
MAY 8, 2014 – 7 P.M.**

Mayor Mark Milstead called the Warsaw Town Council to order. Council members present were Paul G. Yackel, Ralph W. Self, William L. Washington, IV, Wendi L. Nesbit and Randall L. Phelps.

Chairman Rudolph M. Lowery called the Warsaw Planning Commission into session. Members present were William L. Washington, IV, R. Roger Lee, Anne T. Barker, Rebecca C. Hubert, Gary W. Palmore and Susan McFadden.

Town staff present were John M. Slusser, Town Manager, Chief Christopher J. Spare, Officer Charles P. Bowles, IV, and Susan M. Pemberton, Treasurer and Clerk of Council. Others present were Mary Beth Bryant, Edna Rogers, Virginia Fitch, Morgan Quicke, J.L.Howeth, Spencer Moody, Dale Cox, Roy Rogers, Sarah G. Becker, Suzanne Shrader, Lance Barton , Bill Newborg and John Lyman reported for the Northern Neck News. The Pledge of Allegiance was said by all in attendance.

William Lewis, Town Attorney and Councilwoman Pierson arrived to meeting.

Public Hearing

Helena Chemical – General Development Plan & Final Site Plan Tax Map 17-33A

John Slusser, Town Manager read the following ad that was placed in the Northern Neck News on April 23, 2014 and April 30, 2014.

GENERAL DEVELOPMENT AND FINAL SITE PLAN

JOINT PUBLIC HEARING & SPECIAL MEETING

In accordance with Section 15.2-2204 of the Code of Virginia, 1950 as amended, the Warsaw Planning Commission and the Warsaw Town Council will hold a joint public hearing Thursday, May 8, 2014 at 7:00 P.M. in the Robert W. Lowery Municipal Building located at 78 Belle Ville Lane to consider the request of Helena Chemical to obtain approval of their General Development Plan and Final Site Plan on Tax Map 17 Parcel 33A. This location is within the Richmond County Commerce Park, in the Town of Warsaw. The property is zoned M-1 which is a manufacturing zoning district. Following the Public Hearing the Planning Commission will convene a Special Meeting for the purpose of acting on the request. Votes may be taken. The Public Hearing coincides with the Council's regular meeting.

Questions may be directed to the Town Office between 8:00 a.m. and 5:00 p.m., Monday through Friday at (804) 333-3737. All interested parties will be heard at the hearing or written statements may be sent to Town of Warsaw, P. O. Box 730, Warsaw, VA 22572 and will be presented at the hearing.

Comments From Public

Morgan Quicke stated that he was at the meeting tonight to support Helena Chemical. Helena Chemical had bought 10 acres in the fall of 2013 from Richmond County and we are very excited for them to be in the Commerce Park. Please support the Site Plan for Helena Chemical.

Virginia Fitch introduced herself to the council and planning commission and stated she had done a lot of research and have found bad and negative things on the Helena Chemical. They have had explosions at their plants. This use to be a good place to live and now I don't want to be here. I am very concerned of what could happen.

John M. Slusser, Town Manager stated there were representatives with Helena Chemical here tonight and maybe they could say something on any concerns.

Dale Cox, project engineering manager for Helena Chemical spoke up and stated that the explosion was not the Helena Chemical it was a company called West Fertilizer. The explosion was from ammonium nitrate and Helena doesn't handle therefore this would not happen.

Councilman Phelps asked if there was any history of leakages and have they had any clean ups in the last 5 years. Dale Cox replied he was not aware of any. Councilman Phelps asked about an estimate of semi-deliveries. Dale stated that there would be a maximum of 15 semi-deliveries per day more of them would be smaller loads. There will be a sprinkler system installed at the plant and this is a requirement.

Vice-Chairman Washington made a motion to approve the General Development Plan and Final Site Plan for Helena Chemical on Tax Map 17 Parcel 33A located within the Richmond County Commerce Park. Commissioner Lee seconded the motion. The following vote was taken.

Chairman Lowery	Aye	Rebecca Hubert	Aye
Vice Chairman Washington	Aye	Roger Lee	Aye
Anne Barker	Aye	Gary Palmore	Aye
Susan McFadden	Aye		

Chairman Rudolph M. Lowery concluded the Planning Commission hearing and adjourned.

Public Hearing

Proposed Franchise Agreement Community Antenna Television Franchise Ordinance

Bill Newborg introduced himself as the General Manager for the Virginia area MetroCast Communications. He stated he has been working with Bill Lewis and John Slusser since the agreement dated 2009. The cable television franchise held by Gans Communications, LP d/b/a MetroCast Communications (“MetroCast”) to provide cable television service in the Town of Warsaw expires on July 1, 2014.

Mayor Milstead asked Mr. Newborg about a channel for public announcements and there is already something set up that the Town of Warsaw can call and it will be put on by an employee of MetroCast at no charge.

Public Hearing

Budget Fiscal Year 2015

Councilman Phelps asked if there had been proper advertising for the Budget. John M. Slusser, Town Manager and Susan M. Pemberton, Treasurer stated yes it had been properly advertised.

Comments From Public

Lance Barton, Executive Director for the Northern Neck Food Bank introduced himself and thanked everyone for the support and they have felt so welcomed in Warsaw and appreciate it. Open House was a success and thanks for the Officers help and donation that was given by Town Council.

Approval of Minutes –April 10, 2014

Councilman Phelps moved that Council accept the minutes of April 10, 2014 meeting without addition or correction. Councilman Self seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

Financial Report – April 2014

Councilwoman Pierson moved that Council accept April 2014 Financial Report without addition or correction. Councilman Yackel seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

Manager’s Report

John M. Slusser, Town Manager stated that Councilman Forrest, John Magruder and he have met and come up with a Timber Cultivation Strategy.

- (A) Clear Cut and Sell “Tract B”*
- (B) Thin “Tract D”*
- (C) Pre-Commercial Thinning of “Tracts A & C”*

After much discussion all of the council agreed with the plan.

Councilman Yackel made a motion to endorse the Plan as listed above for the Strawberry Hill Tract. Councilwoman Pierson seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

John M. Slusser stated that Brian Talbot had sent a draft of a Master Plan for the Park. The middle was left open for two reasons

- 1- Open play to play kickball, football, soccer, lacrosse, etc...*
- 2- Events place for vendors to set up tents and booths*

The pavilion at the back of the park and 15' x 15' shade spaced out thru the area with picnic tables underneath, that way they can picnic closest to the areas they are using.

Town Manager has also found precast concrete restrooms that you drop on a sand pad and he is awaiting a quote.

Police Report

Chief Spare stated that the police report was in the council packet and if anyone had questions or comments he would be glad to answer. The next Triad meeting will be May 27, 2014 at River Meadows.

Northern Neck Regional Jail

Larry Thorn reported the number of inmates from the Federal level is a little low. Only problem was all the phones calls asking if Chris Brown was at the Northern Neck Regional Jail.

Warsaw Planning Commission Report

Commissioner Washington stated there was a brief discussion of the Dollar General Store plans. The Town Manager passed around a picture of the building as proposed. There will be a brick façade on the front and side of the building apparent to the road. There will be no brick on the back side. Their main reason for pursuing a stand-alone store is fewer limitation on the items they will be able to sell. The anchor store in shopping centers, such as Food Lion in this case, may limit how much and what they are permitted to sell. Once a need has been established they will move from shopping centers to a stand-alone store where they can offer more items for sale. Commissioner McFadden asked if there were any known plans for their current space. The Town Manager he hasn't heard of any plans for that space.

General Development Plan - Bailey Ridge Subdivision: The Town Manager went over some issues that will need to be addressed before final approval. Issues of Storm Water Management to control the volume and velocity and the impact on adjacent properties, but this will have to be approved by Richard English of Richmond County. There are some concerns dealing with water and sewer such as water to provide adequate fire protection. Sewer is not expected to be a problem although the impact of the two force mains and gravity sewer that is located in an existing easement will need to be addressed. He is working with the developer to resolve these issues. This was sent to Public Hearing at the June 5th Planning Commission meeting. The Commission decided not to hold a Joint Public Hearing at this time.

The Commission discussed some concerns with the Helena Chemical facility. Their major concern is to insure the safety of the citizens in the surrounding area. Mentioned were groundwater and air quality.

Committee Reports – Health & Safety

Chairman Pierson stated there was a budget line item in this year (6/30/14) for a new police car and equipment. There is a breakdown in your council packets for the police car cost of \$25,077.00 and additional equipment for \$6,700.00 for a grand total of \$31,777.00.

Chairman Pierson made a motion to order the police car and equipment. Councilman Phelps seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

Unfinished Business

Helena Chemical – General Development Plan & Final Site Plan Tax Map 17 Parcel 33A

Councilman Phelps stated he knows that Helena will be valuable but still has concerns and nothing is 100%. The site for Helena meets Code and thinks there should be a better outreach with Richmond County.

Councilman Washington stated that Helena had bought the land and we cannot tell them not to put it on their property.

Councilwoman Pierson made a motion to approve the General Development Plan and Final Site Plan for Helena Chemical on Tax Map 17 Parcel 33A. Councilman Washington seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Nay</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Nay</i>		

Unfinished Business

Gans Communications d/b/a/ MetroCast Communications – Franchise Agreement

Councilman Phelps made a motion to approve the application with the Gans Communications d/b/a/MetroCast for a non-exclusive franchise to operate a Community Antenna Television (CATV) system within the Town of Warsaw which was to expire July 2014. Councilman Washington seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

Unfinished Business

Budget Fiscal Year 2015

Councilman Yackel made a motion to approve the Budget for Fiscal Year 2015. Councilwoman Pierson seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

Unfinished Business

General Development Plan & Final Site Plan –Dollar General

Councilman Yackel made a motion to approve the General Development Plan & Final Site Plan at Route 624 and US 360 subject to:

- Agreement to not disturb natural vegetation behind proposed retail building and graded pad site as shown.
- Agreement to maintain current vegetation along State Route 624, south of proposed entrance, except as maybe required by VDOT as determined by the town as necessary for providing for a commercially landscaped entrance.
- Installation of an 8 inch water line across entire width of property as shown on site plan, connecting with existing town water line on the west side of State Route 624.
- Installation and construction of five foot concrete sidewalk per town specifications. It is to be acknowledged that construction may involve yet to be determined locations with respect to the intersection of State Route 624 and US 360. The sidewalk is to take into consideration crossings of each.
- Street lighting at the entrance to the tract off of State Route 624 and possible upgrade of existing lighting.
- Brick veneer/curtain wall. Proposed elevations to be provided. Photos to be included.

Councilman Self seconded the motion. The following vote was taken.

<i>Mark E. Milstead</i>	<i>Aye</i>	<i>William Washington</i>	<i>Aye</i>
<i>Wendi L. Nesbit</i>	<i>Aye</i>	<i>Paul G. Yackel</i>	<i>Aye</i>
<i>Cheryl B. Pierson</i>	<i>Aye</i>	<i>Ralph W. Self</i>	<i>Aye</i>
<i>Randall L. Phelps</i>	<i>Aye</i>		

New Business

Personnel – Leave Policies

John M. Slusser, Town Manager suggested that there be a Personnel Committee meeting set. Personnel Committee meeting was set for Wednesday May 14, 2014 at 5:30p.m. Also there will be a Work Session for Council on Thursday, May 22, 2014 at 7:00 p.m.

Council Comments

Councilman Washington stated he is so excited for dead space to be occupied. Town Park being upgraded and just excited we have more and more to offer in the Town of Warsaw.

Councilwoman Pierson stated she is happy that something is going into the Industrial Park and we need to start somewhere.

Councilman Yackel said he thought it was good to see things happening at the Town Park and he sure hopes that the bathrooms are a reasonable price.

Mayor Milstead thanked everyone for coming out tonight to the meeting.

Adjournment

There being no further business, the meeting was adjourned by Mayor Milstead.

Susan M. Pemberton, Clerk of Council