

MINUTES  
WARSAW TOWN COUNCIL  
REGULAR MEETING & PUBLIC HEARING  
JUNE 9, 2022 – 6:00 P.M.

The regular meeting of the Warsaw Town Council was held on Thursday, June 9, 2022 at 6:00 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Mayor Randall L. Phelps, Vice-Mayor Paul G. Yackel, Ogle E. Forrest, Sr., Ralph W. Self, Rebecca Hubert, Mary Beth Bryant, and Faron Hamblin. Councilmember Jonathan English was absent.

Town staff present: Director of Community Development and Planning Melissa Coates, Officer Trey Blake, Officer Brian Russell, and Treasurer and Clerk Julia Blackley-Rice. Town Manager Joseph Quesenberry was unable to be at tonight’s meeting due to obligations as a host of the VGLMA conference.

Also present: Approximately 12 others present in Council Chambers.

*The meeting was live streamed on the Town of Warsaw Facebook page*

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Phelps called the meeting to order and led in the Pledge of Allegiance at 6:00 p.m.

APPROVAL OF CONSENT AGENDA

Vice-Mayor Yackel moved to amend the consent agenda to add a section for Closed Hearing as referenced by the VA State Code section 2.2-3711 A5 for Prospective Business after the New Business portion of the meeting has concluded. The motion was seconded by Councilman Forrest and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

There being no other changes, Vice-Mayor Yackel moved to approve the consent agenda as amended. The motion was seconded by Councilman Forrest and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

## PUBLIC COMMENT

Mayor Phelps opened the floor to the public for public comments.

Ms. Belinda Reynolds, resident of Town of Warsaw, spoke to Councilmembers as a follow-up to last month's request of a traffic study being done in connection with the proposed project of Packett Properties. She reported that there have been two accidents in front of her home since the last meeting over a span of six days. In her research, there are two types of traffic studies. A traffic impact study shows how different projects would affect traffic in the surrounding areas. Both of the big projects coming to the area directly impact the same traffic areas of Scott Town Rd, Hamilton Blvd, and Rt 360. She would like to see the developers of the two housing projects work together to ease the traffic burden and help keep the residents safe.

Ms. Tiffany Hackett, resident of Town of Warsaw, spoke to Councilmembers her thoughts as to why the Town of Warsaw cannot handle the two housing projects. The road is too narrow, especially at the curve at the intersection of Hamilton Blvd and Rt 360. She is concerned that our police force could handle the influx of traffic. Ms. Hackett states she personally thinks that the Town should disband the police department and turn over police duties to Richmond County, especially if the police department is unable to be fully staffed. But in reference to the proposed projects within the Town, the current state of Rt. 360 is unable to handle the current traffic load, let alone what the new developments would bring.

There being no one else wishing to address the Town Council, Mayor Phelps then closed the public comment portion of the meeting.

## REPORTS

**MAYORS REPORT:** Mayor Phelps used his portion of the meeting to congratulate all of the Rappahannock High School sports teams for their showing in the recent Regional and State Tournament games.

**TOWN MANAGERS REPORT:** With Mr. Quesenberry unable to attend tonight's meeting, Mrs. Coates provided his Town Managers report. Mrs. Coates added to the Mayor's congratulations of Rappahannock HS teams and added a heartfelt congratulations to the Class of 2022 graduates. Mrs. Coates thanked Oyster Shoals Music Hall and Old Rapp Taphouse for a wonderful live music event held this past weekend with Cash Unchained. It was a well-attended event and a great boost to area businesses. Their next event is in July, and it will be a seafood boil with another great band providing the music. As a reminder, Warsaw's own 4<sup>th</sup> Friday event will be starting on June 24<sup>th</sup> with the ever-popular band Soul Expressions. Denson's Food Truck will be onsite and Old Rapp Taphouse will be providing food and beverages also. As a reminder, no outside alcoholic beverages will be permitted to be brought into the park. This is the last meeting before the 4<sup>th</sup> of July. This year Tappahannock will be hosting the fireworks show at Essex High School on Saturday, July 2<sup>nd</sup>. The Alumni and Old-timers games will begin at 6:00pm with the fireworks show starting at approximately 9:15pm.

POLICE REPORT: Officer Trey Blake was present at the meeting to provide the monthly police report. Officer Blake reported the Warsaw Police Department answered 100 calls for service during the month of May. Police Chief Joan Kent officially retired from the Warsaw Police Department as of May 27<sup>th</sup>. Sergeant Robert Moore also announced his retirement effective June 1. Officer Blake introduced the newest member of the Warsaw Police Department, Officer Brian Russell. Officer Russell started on May 23<sup>rd</sup> and brings 8 years of law enforcement experience with him.

COUNCIL COMMITTEE REPORTS: Vice-Mayor Yackel reported the Personnel met three times during the past month to conduct interviews for the new Police Chief. There will be more discussion during the new business portion of the meeting. No other council committees have met.

PLANNING COMMISSION: No meeting in June.

WASTEWATER TREATMENT FACILITY REPORT: The report was provided to Councilmembers in their monthly packet. The reported the average flow from town in May was 181,500 gallons; an increase of 11,500 gallons from April's average flow of 170,000 gallons. The max flow from town in May was 232,800 gallons an increase of 26,300 from April's max flow of 206,500 gallons.

The average total nitrogen for May was 2.49 mg/L. This resulted in a monthly discharge of 119.0 lbs. For the year we discharged 662 lbs. which is 18.1% of our permitted 3,655 lbs.

The average total phosphorus for May was 0.14 mg/L, which resulted in a monthly discharge of 6.2 lbs. For the year we discharged 21.4 lbs. which is 7.8% of our permitted 274 lbs.

AMERICAN RESCUE PLAN ACT REPORT: The report on ARPA spending to date was provided to Councilmembers in the packet.

#### OLD BUSINESS

PACKETT RENTALS LLC – TM#16-84(A)71 – THREE 16 UNIT APARTMENTS: At last month's meeting, a public hearing was held regarding the Conditional Use Permit requested by Packett Rentals. Council voted to table the matter until June's Council meeting. Before entering discussion, Mayor Phelps turned the floor over to Mr. Gregory Packett to share his plans with Council. Mr. Packett began by addressing the traffic concerns that had been previously made during the meeting. Mr. Packett stated the numbers quoted earlier are from Virginia Department of Transportation (VDOT) records, but in Mr. Packett's experience their traffic counts are high. Highways are a VDOT issue. Any project he has brought to Town Council in the past has been approved based on the contingency that all VDOT requirements are met. Mr. Packett noted the original plan calls for three 16-unit buildings. There will only be three buildings if he is not required to install sprinkler systems in the buildings. If a sprinkler system is required by the engineer, he would alter the plan to two buildings that are three stories tall. If he does shrink the plan to two buildings, it would be the same number of units overall, but it would create more

room and greenspace on the parcel. Mayor Phelps inquired if VDOT had reviewed this project. Mr. Packett stated typically a Conditional Use Permit is issued before he begins the site plan, which is costly. The site plan would be sent to VDOT and then VDOT's comments would be returned. Vice-Mayor Yackel asked if Mr. Packett had any options to ease traffic burdens by using another entrance/exit point. Mr. Packett doesn't have any parcels that joins to this one to provide a different entrance. Vice-Mayor Yackel followed up by asking if Mr. Packett how close the project encroaches onto the existing neighbor's property lines. According to Mr. Packett he is well past the minimum setback requirements on each side. If he does go with the two-building plan than he would be even further back from the neighboring properties. With no more questions for Mr. Packett, Mayor Phelps read the below letter from Councilman Jonathan English who was unable to be at tonight's meeting.

Good evening, Council and residents. Unfortunately, I cannot make tonight's meeting as I am currently enjoying vacation with my family. However, I wanted to share my collective view on the Packett property Public Hearing and vote. After weighing the pros and cons that were highlighted last meeting, thinking each one through, and talking to citizens of the town it appears the pros do outweigh the cons. Housing is much, much needed. Places to live are being very much sought after and Warsaw is a current destination for many. We should be proud of this and view this as a net positive. With the rising interest rates more and more people are needing to rent. Some cannot afford mortgages with current interest rates that are continuously rising. Mr. Packett offers affordable housing, and the housing he offers is the best around. As his staff mentioned last weekend there is quite a waiting list for his properties. We also heard from his residents who were more than happy for the opportunity to live at these apartments. We heard from business owners in need of staff, and staff in need of housing. Simply put, more residents means more customers, more customers means more business, and more business means more businesses. The con, traffic and safety. While I too see that it can be an issue, we must leave that to the professionals, the Virginia Dept of Transportation. This is a Conditional Use Permit and should be passed as it was by the Planning Commission unanimously. We need to allow VDOT to do their job and determine if this project can be approved from the transportation aspect not by Council. This IS one of the conditions for use, VDOT approval. Hopefully in VDOTs studies they will see if this project, Morgan Lane, Jones Ln and Rte 360, and other high traffic areas need changes in traffic designs, stop lights etc. However, they have the algorithms to decide if a traffic light, turning lane, or more lanes will be safer OR because more accidents, all we can do is offer an opinion, THEY are the experts. As such I recommend council approve Mr. Packett's Conditional Use Permit with the conditions utilized at his current apartments on 360 and Jones Ln which has fencing , this will help the neighboring properties, and trees and greenery to beautify the project for neighbors, visitors, and residents alike. If I were present, I would vote Aye and these would be my council comments. Have a great evening and keep pushing Warsaw forward. I am proud of you council, town employees, and citizens alike.

Respectfully,  
Councilman Jonathan B. English

Mayor Phelps then opened the floor to Councilmembers for discussion. Vice-Mayor Yackel agreed with Councilman English’s suggestion of fencing & landscaping. Mr. Packett did speak to Town Council with his concerns over fencing being required. He would rather use shrubbery to create a natural buffer.

Councilman Forrest moved to approve the Conditional Use Permit with a condition of a fence and/or shrubbery boundary being established. The motion was seconded by Councilman Self and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

FY 2023 BUDGET ADOPTION: The public hearing for the budget was held at the May Council meeting. There have been no changes to the budget that was presented to the public. The budget has no real estate tax or personal property tax increases. Vice-Mayor Yackel moved to adopt the Fiscal Year 2023 budget as presented. The motion was seconded by Councilman Hamblin and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

PROJECTS REPORT: Community Market: Mrs. Coates updated Councilmembers that USDA has also approved the changes to the Community Market building that Town Council approved at May’s meeting. The project has been put out to bid by Resource International. The pre-bid meeting is scheduled for June 15 and the final bids are due June 29. Parallel Parking and Crosswalks: Mrs. Coates was informed today that we are about two weeks away from the striping portion of the project. It will be about three weeks for the crosswalk and lighting installation. VDoT Tap Grant: The Town has entered the right-of-way phase. VDoT will handle obtaining the easements. Mrs. Coates added the Town is also drafting a letter to inform residents of the project and that VDoT will be reaching out to them. Murals: Mrs. Coates noted that three murals are in process of being painted now. Two are on Main Street and one is located on Rt 360 where One Main Financial is located. The Bounds: Two fountains are back to being operational again. The third one is being repaired. The fountain repairs have been covered by their warranty. The irrigation is working. Mrs. Coates is in contact with Mr. France to discuss the grass situation and she should have an update at the next meeting.

COMPREHENSIVE PLAN UPDATE: Mrs. Coates reported the first meeting was held in May. The next public input meeting will be June 21 at 5:30. A public survey is available now on the Town of Warsaw website and should be live on social media next week.

NEW BUSINESS

APPOINTMENT OF CHIEF ANDREW HUGHES: Vice-Mayor Yackel provided a brief biography of Mr. Hughes as well as a summary of the application and hiring process the Personnel Committee followed. Mr. Hughes is a seasoned police officer with over 25 years' experience in law enforcement, corrections, and investigations. While Mr. Hughes has worked in Virginia previously, he is returning to us from South Carolina. Mr. Hughes states his priority always remains on education and developing strong community relations wherever he serves.

Vice-Mayor Yackel moved to appoint Andrew Hughes to the position of Police Chief for the remaining term expiring June 30, 2022. The motion was seconded by Councilwoman Bryant and carried with the following votes

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

HANDICAP ACCESSIBLE PLAYGROUND EQUIPMENT: Mrs. Coates presented two options for Council to review of handicap accessible playground equipment for the Town Park. This area would be its own section near the entrance that is close to the bathrooms. Both options include an adult/child swing. Option 1 is a spinner style play equipment that can hold multiple kids with all ability levels. Option 2 is geared toward children with autism and helps with children with movement issues. Option 1 is approximately \$15,000 while option 2 is almost \$16,000.

Councilman Self moved to select option 1 (adult/child swing & spinner style play equipment) to add to the Town Park. The motion was seconded by Councilman Forrest and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

CLOSED SESSION – 2.2-3711 A5 (Prospective Business)

Vice-Mayor Yackel moved to enter closed session in accordance with Section 2.2-3711A (5) Potential Business of the Virginia Freedom of Information Act. The motion was seconded by Councilman Self and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

Councilman Forrest moved to come out of closed session and reenter regular session. The motion was seconded by Councilman Hamblin and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

Council then certified by roll call vote that they only discussed matters cited in the motion to enter closed session and legally permitted to be so discussed in the Virginia Freedom of Information Act subsections cited in the motion to enter closed session. The roll call votes are as follows.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

In action out of closed session, Councilman Forrest moved to waive the water & sewer connection fees for Stylecraft Homes for the project that has been discussed and that project only at this time. The motion was seconded by Councilman Hamblin and carried with the following votes.

Randall L. Phelps	Aye	Paul G. Yackel	Aye
Ogle F. Forrest, Sr.	Aye	Faron H. Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph W. Self	Aye		

#### CLOSING COMMENTS

Councilwoman Hubert shared that it was a great meeting and she felt that the Council was able to get a lot accomplished.

Vice-Mayor Yackel again welcomed Chief Hughes to Warsaw and was excited when he learned that he had accepted the position.

Councilman Forrest thanked Chief Hughes for choosing Warsaw.

Councilwoman Bryant welcomed Chief Hughes to Warsaw.

Councilman Self thinks it has been a great year so far in our town. He hopes we can continue to keep growing and improving our town. He's looking forward to it being a great summer and is excited to see the events the Town has planned.

Councilman Hamblin welcomed Chief Hughes to Town. He also wanted to share his congratulations to all of the RHS sports teams on a great season.

Mayor Phelps continues to travel to different functions, and he hears about how people are blown away with all that Warsaw is accomplishing. Carpe Diem is what sets us apart from the rest. We continue to think with common sense and the councilmembers work together to accomplish great things for Warsaw.

There being no further business Mayor Phelps adjourned the meeting at 7:45 p.m.

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Submitted by: Julia Blackley-Rice, Clerk