

MINUTES
WARSAW TOWN COUNCIL
SPECIAL CALLED MEETING
SEPTEMBER 27, 2022 – 5:30 P.M.

The special called meeting of the Warsaw Town Council was held on Tuesday, September 27, 2022 at 5:30 p.m. in Council Chambers at 78 Belle Ville Lane, Warsaw, VA. Council Members Present: Mayor Randall L. Phelps, Ogle E. Forrest, Sr., Ralph W. Self, Rebecca Hubert, Mary Beth Bryant, Faron Hamblin and Jonathan English. Vice-Mayor Paul G. Yackel was present by conference call.

Town staff present: Town Manager Joseph Quesenberry, Assistant Town Manager Melissa Coates, and Treasurer and Clerk Julia Blackley-Rice.

No one else was present.

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Phelps called the meeting to order and led in the Pledge of Allegiance at 5:30 p.m.

APPROVAL OF AGENDA

Councilman Hamblin moved to adopt the agenda as presented for the Special Called Meeting. 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 Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye

OLD BUSINESS

74 MAIN STREET FINANCING AND PROJECT REVIEW: The Town Manager confirmed the notification requirements for the Special Called Meeting in reference to 74 Main Street were properly met. It was at this point Councilman Self joined the meeting. Mayor Phelps stated the purpose of the meeting was to discuss options relating to the recently acquired 74 Main Street property. Mayor Phelps opened for discussion what Councilmembers thought were possible options for the property moving forward. Mayor Phelps stated at time of purchase there was no clear path for the use of building. Councilman English arrived and joined the meeting. Mayor Phelps shared his thoughts that the three primary uses if Council decides to retain the building would be the new location for the Farmer's/Community Market, Community Center, and/or Restaurant Center. Councilwoman Hubert asked if USDA had responded to the Town's inquiry into whether the grand funding would still be available. Mr. Quesenberry responded that while there was definitive answer provided by USDA yet, USDA was receptive of the project when Mr. Quesenberry presented the amendment to them initially. USDA expressed that the new location may even be a better fit for the project than the original location. Councilman Forrest feels the location is an ideal location for the farmer's market. The layout of the building floor plan would make it possible for so many different options within the structure itself. He went on to add that

the building would be able to benefit our community which is important. Councilman English added that one idea he has been hearing is an activity center that is accessible for the teen/preteen age group. Mayor Phelps stated no monies have been expended on plans or drawings yet as no plan has been decided on by Council. Mr. Quesenberry outlined what the project could look like ideally. Mr. Quesenberry reported the building would function like a Warsaw Community Center or Community Hall. It would provide a year-round market, arcade area, two restaurant spaces, and an event space. This project would also be able to display local art, movie nights, music nights, and more. Councilman Self added that with the amount of money that will have to be invested into this project then certainly the Town will need to have a plan in place for the property to generate revenue for the Town. Mayor Phelps added that this project is unlike others the Town has completed. If this venture doesn't work out for the Town, then the Town is still able to sell the property. Councilman Forrest shared that this venture isn't going to pay the Town back overnight. Councilmembers need to remember that this is a long-term project. Vice-Mayor Yackel likes the idea of a multi-use building, but he is not comfortable with the idea of having an arcade located there. He is in favor of the Town improving the property, but the citizens need to be included. This is a big project for the Town and citizen involvement is necessary.

Councilwoman Hubert moved to retain 74 Main Street for intended possible uses to include a year-round Community Market, two restaurant spaces, possible arcade, and an event space. 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 Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph Self	Aye	Jonathan English	Aye

Mayor Phelps reviewed the proposed construction estimate and proposed financing options provided for informational purposes only. Mayor Phelps received financing offers from C&F Bank and Atlantic Union Bank for a potential loan request of \$454,775. Atlantic Union Bank (AUB) proposed the better offer of using the Certificate's of Deposits currently held at AUB as collateral. With using the CD's, the loan would have an interest rate of 3.875% which is a net cost to the Town of 1.875%. The loan would be for up to 2 years interest only and then the Town could refinance into a long-term loan. All Councilmembers were in agreement with the benefit of accepting the AUB loan offer.

Councilman Hamblin moved to authorize the Town Manager to enter into a 24 month promissory note for \$454,775.00 with an interest rate of 3.875% using Certificates of Deposit as collateral. 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 Hamblin	Aye
Rebecca Hubert	Aye	Mary Beth Bryant	Aye
Ralph Self	Aye	Jonathan English	Aye

Mayor Phelps presented to Councilmembers a quote from Emge Paving to repave the parking lot area for 74 Main St. The total amount quoted was \$24,000. Vice-Mayor Yackel inquired if the Town was premature in paving prior to the renovations being completed on the building. After discussion among Councilmembers, it was determined that it is needed to level the parking lot with the intention of using the space as the Community Market.

Councilman Hamblin moved to accept the proposal by Emge Paving of \$24,000 for paving 74 Main Street as presented. The motion was seconded by Councilman English and carried with the following votes.

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

NEW BUSINESS

HALLOWEEN TRICK-OR-TREATING – DESIGNATED DAY AND HOURS: Mayor Phelps stated no action could be taken formally on this item as it was not in the Special Meeting advertisement. However, in years past the date and time for trick or treating in the Town was set for Halloween, Oct 31 from 5:00-8:00pm. Mayor Phelps stated there was no issue with continuing the same as years past and Town Council would formally adopt the date and time at the next Town Council meeting on October 13.

CLOSING COMMENTS

Councilwoman Hubert thought that it was a great meeting.

Councilman Hamblin agreed that it was a great meeting.

Councilman Self thought that good decisions were made tonight and is glad to see Warsaw keep moving forward.

Councilwoman Bryant thought it was a good meeting.

Councilman English was glad that the Council was able to get a lot done tonight and was glad to see everyone.

Councilman Forrest thinks this project shows the forward thinking of Councils past and present.

Mayor Phelps added that he is super excited for this project and hasn't met anyone yet who isn't. He thinks this is going to be a great benefit for our town.

There being no further business Mayor Phelps adjourned the meeting at 6:11 p.m.

Submitted by: Julia Blackley-Rice, Clerk