

MINUTES  
WARSAW TOWN COUNCIL  
REGULAR MEETING & PUBLIC HEARING  
MARCH 10, 2022 – 6:00 P.M.

The regular and public hearing meeting of the Warsaw Town Council was held on Thursday, March 10, 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. Council Members Absent: Jonathan B. English.

Town staff present: Town Manager Joseph N. Quesenberry, Chief Joan Kent, Director of Community Development and Planning Melissa Coates, Interim Wastewater Plant Manager Garrett Withers, and Treasurer and Clerk Julia Blackley-Rice.

Others present: Elizabeth Franklin, George Sisson, Ian Hoyt, Morgan Quicke – Richmond County Administrator, Hope Mothershead, Molly Barbee, Barbara Jean LeFon, J. Clifford Mullin, Patrick Frere, Keith & Patricia Rock, Kevin Peck, Sara Carroll, Carey Allen, Daphne Palmore, Belinda Reynolds, Carolyn Packett, Frank Johnson.

*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

After reviewing the consent agenda, Councilman Forrest moved to approve the consent agenda as presented. 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		

COMMUNITY INPUT SESSION – Proposed StyleCraft Homes Subdivision

Mayor Phelps turned the floor over to Ian Hoyt with StyleCraft Homes to discuss the proposed StyleCraft Homes Subdivision located on Rte. 3 Bypass and Scott Town Rd. StyleCraft is a small local builder in the Richmond area established in 1999. StyleCraft sent out about 2200 surveys to Town of Warsaw and Richmond County residents. Mr. Hoyt noted that an excellent return rate was received. Of the returned surveys, the biggest point learned from the feedback was most people wanted to see single family detached homes and an owner’s suite on the first floor, if not all living on the first floor. Approximately 80% of the community development will be single family detached homes. Both the single family detached, and townhome floor plans offer the

single floor living plan option. Forty percent of people indicated they would like a home office option included in the plan layout. The last major component of the feedback received showed that residents wanted some type of greenspace, whether it be walking trails or a park. StyleCraft incorporated a pavilion, walking area, a couple of pocket parks, sidewalks, and lighting throughout. The main basin will incorporate a fountain. There is a second pond facility in the community that will have at least an agitator. There will be enhanced landscaping to provide a buffer. There will be anywhere from 20-26 townhomes in the community. The current rendering shows twenty with two potential office spaces. The Town has mentioned how important it is to provide space for services. The services being dental or doctor offices in nature, not a major corporate business. The townhomes will range from approximately 1350 sqft to 1800 sqft. The single family detached homes are expected to range from approximately 1600 sqft to 2400 sqft of living space. The homes will have anywhere from 3 – 5 bedrooms, 2.5 – 3.5 bathrooms, a two-car garage, as well as sod and irrigation. The homes offer a traditional brick look as well as the craftsman cottage style. StyleCraft has a rigorous process to ensure two identical homes in style and color aren't located side by side. At the end of Mr. Hoyt's presentation, Mayor Phelps asked for questions from Councilmembers. There being none, Mayor Phelps then solicited questions from the audience. There were none from the audience. Mayor Phelps inquired to the timeline of the buildout of the project. Mr. Hoyt responded that the first six months are going to be spent preparing the site. Following site preparation, the sales cycle will begin. StyleCraft is hoping to welcome anywhere between 25-30 families per year which is an approximate six-year buildout. Vice-Mayor Yackel inquired as to whether these homes would be spec homes, homes that are built then sold, or homes that are presold. Mr. Hoyt answered that he anticipates 85-90% would be the pre-sold homes to be built, but there would be some spec homes. He added that typically one would find more spec models in townhome construction than detached homes. A question from the galley was received regarding would a homeowner's association (HOA) be established. Mr. Hoyt confirmed there would be a HOA that would have association dues and would be a not for profit. They will collect money for upkeep of shared spaces such as the entrance monument. The HOA dues would be different for the single-family homes and the townhomes. There is more property management involved with the townhomes, such as power-washing the building and repainting the front door every two years. In a follow up question, Mr. Hoyt was asked where he expected to find the population to fill the homes and townhomes. It was stated that the homes seemed out of the price range for families in this area. Mr. Hoyt responded that the housing market has been very fortunate with where interest rates are currently. It is possible to get a \$325,000 home and have a mortgage in the \$1600.00 price range. He added that in this development, the single-family homes would start quite a bit below the \$325,000.00 price point. It is a big amount of money. The reality is that over six years, StyleCraft believes that the incomes will present themselves to purchase the homes. When it comes to building, StyleCraft does have the benefit of volume, so they are able to obtain materials at a different rate than the average one home at a time builder. He added that this development is a risk for their company. This development will be an investment of anywhere between 25-27 million dollars into the Town and County. StyleCraft is anticipating that more and more people will begin working remotely. They receive inquiries daily about the Warsaw development and putting their names on a contact list for when the sales cycle begins. To follow up, Mayor Phelps inquired if Mr. Hoyt could provide any insight into the due diligence/market research that StyleCraft would have completed to show

this would be a good investment for them. Mr. Hoyt explained that there is a marketing team that compiles and assesses the market research to look for indicators that the project will be viable. The team research average incomes, commuter distances, housing shortages, just to name some of the indicators.

At the conclusion of Mr. Hoyt's presentation, Mayor Phelps conceded the floor to Mr. Morgan Quicke, County Administrator for Richmond County. Mr. Quicke spoke regarding how current County services would be impacted by the additional population. Richmond County is the current owner of the parcel where the proposed subdivision is planned. The property is currently under contract for sale to RDK Land Holdings which is StyleCraft. Richmond County purchased this property three years ago for the purpose of economic development. At the time, a housing development is not what the County had envisioned for the property. However, the Board of Supervisors received this proposal and have carefully reviewed, examined, and considered this proposal. The Board of Supervisors feel that housing is economic development for our community, Town, and County. Ultimately one would expect housing to bring jobs and to bring businesses. Mr. Quicke informed the Council and the audience that the approximate capacity of Richmond County Public Schools (RCPS) is between 1300-1320 students per day. The current enrollment is approximately 1300-1310 students per day with approximately 225 upwards of 259 out of county students attending. When the out of county students are removed from the student population number, RCPS are at approximately 82% capacity. As new families move into the area, the out of county student population would in turn decrease. Priority would of course be given to in county residents over out of county. Non-resident students are important currently for state funding. There is a formula on the state level, the composite index, that looks into several factors. Richmond County currently has a composite index number of .30. In essence, Richmond County taxpayers pay for about 30% of the education cost while the state covers the remaining 70%. Other services the county provides would be public safety. This includes fire, rescue, and sheriff's department. Mr. Quicke stated that the EMS and Sheriff's Office both have capacity with its staffing to handle the additional load. Fire department is a volunteer fire department with a good base of volunteers. There are plans to build a new Station 1 firehouse on the property they own near the base of the water tower on the bypass. Other services, like courts, jails, social services, building inspections, stormwater management, etc., Mr. Quicke doesn't anticipate there to be any impact.

Mr. Quesenberry followed Mr. Quicke with an estimated financial impact analysis of the proposed development. Mr. Quesenberry anticipates the Town will receive approximately \$433,000 in fixed revenues at full buildout. These include Water & Sewer connection fees, zoning fees, and contractor business licenses. Likewise, Mr. Quesenberry forecasts annual recurring revenues at full buildout to be approximately \$143,000. Forecasted annual revenues are derived from real estate taxes, personal property taxes, meals tax, and water/sewer annualized collections. Mr. Quesenberry stressed that these are conservative estimates of revenue impacts. Mr. Quesenberry then discussed the potential impact to town services. The Town's current wastewater facility processes 186,500 gallons/day. At full buildout, it is likely the wastewater facility will increase to approximately 200,000 gallons/day. Overall, the current capacity of the facility is 300,000 gallons/day. Warsaw Police Department is staffed by 4 full-time officers and 1

part-time officer. Water and Internet connections will be available in the community. Roads, sidewalks, stormwater, lighting, landscaping, and community amenities will be provided and bonded by the Developer. Mr. Quesenberry highlighted the safeguard measures that are in place to protect the Town and its current residents. The Developer will be required to adhere to all Zoning, Subdivision, and Development Management Ordinance codes. There will be covenants regarding home styles, quality, etc. The Developer must have surety bonds in place for roads, sidewalks, lighting, landscaping, etc. There will be a Homeowners Association for the development with guidelines. The development does also bring benefits to the Town. The benefits would be additional population provides more opportunities for tax revenue within the Town and would offset otherwise necessary tax increases over time. More residents mean more revenue for local businesses and contractors. The additional rooftops allow Town staff to market the Town to a wider audience in terms of economic development.

At the conclusion of Mr. Quesenberry's presentation a question was received from the galley inquiring as to how this development would impact the taxes paid by the current residents already in Town. Mayor Phelps responded that it is an excellent question and one that should be considered, but unfortunately, he does not know the answer. There is a possibility that assessed value of homes in town could increase due to this development. There is also the possibility it could have the opposite effect. Mayor Phelps stated he is hopeful that this development would improve the community and would bring something to Warsaw that Warsaw really needs. He fully believes that as far as tax rates go, this development would be a great mitigation tool against any tax rate increase.

There being no further questions from the community, Mayor Phelps closed the community input portion of the meeting. Mayor Phelps inquired to Councilmembers if they had any questions, concerns, items for discussion relating to the project. Mr. Quesenberry informed councilmembers that the Developer would need to know if Town Council is in favor of the Phase 1 plan before being able to continue. The Phase 1 approval would be for the conceptual phase. The master plan was brought to Town Council tonight for their review and the vote would be to allow the developer to move forward or to deny it at this time. When Phase 2 is submitted, there will be public hearings at both Planning Commission and Town Council meetings. Councilman Self spoke that there are many nice apartments available in town for residents. He feels that it would be nice to offer homes to residents as well. It is important for a resident to be able to say that they own their home too. Councilman Forrest spoke that he understands development is scary. He knows how he felt when the subdivision was going to be built across the road from his home. Its everyone's dream to have their home. We can't control the prices; we just have to hope that we can get the best home built at a good price. Councilman Forrest believes this developer will do that for us. It is very important for Warsaw to have more people contributing to the tax base, then the tax rates won't need to increase. Water and sewer are based on the number of users. If we can add more users, we are able to keep the expenses under control and as low as possible.

Councilman Self moved to authorize and approve the Phase 1 conceptual plan of development for Stylecraft homes as presented. 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 HEARING – DHCD HOUSING GRANT

Mayor Phelps opened the public hearing by reading the noticed published in the Northern Neck News on February 23, 2022, and March 2, 2022. Lisa Hull from the Northern Neck Planning District Commission addressed Councilmembers regarding the two resolutions needed to continue the housing grant process.

The first resolution presented was for the \$1.5 million (not to exceed) to be applied to community improvement projects located within the project area. These funds could primarily be used for housing, the main activity of the grant, but it could also be used for infrastructure improvements such as sewer and water, sidewalks, lighting, and anything that makes this community more livable. There are approximately 15 homes in the project area that would be assisted with these funds.

Mayor Phelps read to the body resolution #1 titled Resolution Adopting and Authorizing Town of Warsaw Comprehensive CDBG Grant Pre-Contract Documents. After, Mayor Phelps also read to the body the second resolution titled Warsaw Town Council Resolution Authorizing the Submission of a Virginia Community Development Block Grant Application. Mr. Quesenberry reviewed the project and area. While the area has an odd shape, it must be a contiguous shape. The Scott Town neighborhood is included in the project area, while it is outside of the official town limits. Most of the funds in the grant will be directed toward housing improvements.

Mayor Phelps turned the floor over to the public for any comments or concerns regarding this proposed resolutions and housing project. Mr. Frank Johnson spoke to thank the Town Council for the effort they have put forth into this project. He went on to add a special thank you to Mr. Quesenberry for his energy to include people and communities. He believes the collaboration with Mr. Frere from Bay Aging will lead to a successful project.

There being further comments from the galley, Mayor Phelps closed the public hearing. Mayor Phelps then inquired if Town Council had any questions or comments. There being none, Mayor Phelps then proceeded to ask Council if there was a motion to approve resolution #1.

Councilman Hamblin moved to adopt the Resolution Adopting and Authorizing Town of Warsaw Comprehensive CDBG Grant Pre-Contract Documents as presented. 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		

Following the adoption of Resolution number one, Councilman Forrest moved to adopt Resolution number two Authorizing the Submission of a Virginia Community Block Grant Application as read and 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		

**PUBLIC COMMENT**

Mayor Phelps opened the floor to the public for public comments. There being none, Mayor Phelps then closed the public comment portion of the meeting.

**REPORTS**

**MAYORS REPORT:** Mayor Phelps spoke that in his line of work he follows the economic numbers very closely. It affects a great number of their clients and now with the inflation number at 7.9, which is the highest it’s been since 1982, along with the increase in gas prices and groceries. Mayor Phelps is troubled that it seems there is no indication that there will be any relief with these prices anytime soon. Mayor Phelps acknowledged that he has no answers on how to fix the issue, but he does want to offer the citizens some type of relief or assistance. Budget season in beginning for Town Council and Mayor Phelps challenges the Councilmembers to think outside of the box and see if there is anything we can do to ease the burden for our citizens that live here, work here, and play here.

**TOWN MANAGERS REPORT:** Mr. Quesenberry spoke that he has constructed a preliminary budget and needs to schedule a work session with Town Council to review and work out some of the details. After discussion, a budget work session was set for 3/22/2022 at 6:00pm. Mr. Quesenberry reported that every road that intersects with Rte. 3 or 360 has or will soon have the new updated street sign installed. Mr. Quesenberry relayed that the VDoT traffic study on Hamilton Blvd has been completed and he should have it by the next meeting. At this time, it does not appear that VDoT is going to reduce the speed due to the width of the road and the traffic count. Mr. Quesenberry informed VDoT that the Town felt that it should be reduced. David Bill, the area resident engineer, did call Mr. Quesenberry and inform him that they were in the process of restriping Hamilton Blvd and planned to remove the parallel parking. Mr. Quesenberry asked Mr. Bill to keep it in place for now. Mr. Quesenberry addressed the pending legal issues with the Town. Mr. Quesenberry read the following statement:

“The Town Council for the Town of Warsaw was briefed by staff at its meeting on February 10, 2022, concerning the complaint filed against the Town of Warsaw alleging breach of contract and defamation by the Town and its Town Manager, Joseph Quesenberry. The Town strongly disputes all the substantive allegations against it and Mr. Quesenberry intends to vigorously contest the litigation. Moreover, the Town has filed our own counterclaim to recoup damages suffered due to acts and omission by the plaintiff EarthCrafters. As the Town proceeds with litigation, Town Council and Town Administration remain focused on serving the day to day needs of the Town citizens, Town businesses, promoting economic development, and improving the quality of life in the Town.”

**POLICE REPORT:** The Warsaw Police Department had 84 calls for service in the month of February. Chief Kent has applied for the DMV grant and the police department has been approved for the bulletproof vest grant. Sgt. Moore has been sitting close to Ms. Hackett’s residence in the mornings to assist with bus traffic issues. There have been four tractor trailers that have been stopped and issued summonses for going down Main Street.

**PLANNING COMMISSION:** No meeting in March. Mr. Quesenberry stated they should have a meeting in April.

**NORTHERN NECK REGIONAL JAIL REPORT:** The report outlining the breakdown of the population as of March 2<sup>nd</sup> was included in the council packets. Vice-Mayor Yackel added that the population is constantly changing at the jail. They are maintaining a population at the jail above what they budgeted for which means more money going to the jail to cover costs without any of the governing bodies having to contribute funds. Vice-Mayor Yackel invited all Councilmembers if they had not already received their invitation to the 25<sup>th</sup> Annual Governing Bodies Recognition Dinner from the Northern Neck Regional Jail. The dinner will be held on Thursday, April 7 at Indian Creek Yacht and Country Club.

**WASTEWATER TREATMENT FACILITY REPORT:** Garrett Withers, the Wastewater Treatment Plant Manager, reported the average flow from town in February was 177,100 gallons; a decrease of 5,600 gallons from January’s average flow of 182,700 gallons. The max flow from town in February was 197,400 gallons a decrease of 34,300 from January’s max flow of 231,700 gallons.

The average total nitrogen for February was 2.23 mg/L. This resulted in a monthly discharge of 90.0 lbs. For the year we discharged 325 lbs. which is 8.9% of our permitted 3,655 lbs.

The average total phosphorus for February was 0.09 mg/L, which resulted in a monthly discharge of 3.60 lbs. For the year we discharged 9.7 lbs. which is 3.5% of our permitted 274 lbs.

Mr. Withers informed Councilmembers that a SBR blower relay was found to be faulty and was replaced. The headworks grit channel was cleared after noticing on morning rounds that grit removal was down. The fitting on one of the portable pumps was replaced after noticing an air leak was causing the pump to lose prime. After repairs were completed, they reinstalled a

digester valve handle that previously malfunctioned. While cleaning and inspecting the UV channel they replaced UV bulbs that had blown or were no longer working properly. The monthly preventative maintenance and greasing was completed for all plant equipment.

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

## OLD BUSINESS

PROJECTS REPORT: Main Street Parking: A bid notice was published in the Richmond Times Dispatch and the Northern Neck News, and it seems there are two vendors interested in placing a bid for curbside improvements. It is well over 2,000 linear feet that will be striped to add more parking. Its filling in lines that have worn over time and there will be parallel parking all down Main Street. As well as some spaces along St. Johns Street and Belle Ville Lane. An additional crosswalk will be installed near the apartments along Main Street across in the Hunan Village restaurant area. The Bounds: Included in the council packet is a proposal by Resource International show the proposed parking lot improvements at The Bounds. Community Market: Mr. Quesenberry stated this project is close to being able to be placed out to bid. This project is taking longer because it is federal money. Mr. Quesenberry is planning on this project being bid as a design build because members from the local Amish community have indicated that they would like to build this for us. With that being understood, they are very strict on who they can release their plans to because they don't want them duplicated. Companies that would bid on this would be responsible for the design and the build. We didn't want to exclude the Amish, and this would allow all to participate. VDoT Tap Project: The Town has been proactive with reaching out to engineers and VDoT. We are currently at the stage where our engineers will submit plans and VDoT will ask for revisions. Plans have been revised and resubmitted several times to date. Once the plans are approved, acquisition of the easements for the sidewalks will begin.

ECONOMIC UPDATE: Mr. Quesenberry stated the renovation on Mr. Packett's building across from the Taphouse is starting to develop. If you are looking at the building the far left will be the Serendipity Café which will be open seven days a week from 7-4 and serves breakfast all day. To the right of the building are two storefronts and those will be owned by Fred & Karen Burke. No applications or plans have been formally submitted for The Provisional location. The Provisional, a restaurant/mixed use development, is going to be in the former Friends of the Library building across from the Verizon building. Pallet Machinery Group (PMG) is working with the County on the purchase of a parcel within the commerce park. We anticipate that company to bring 30 full-time jobs to the area.

COMPREHENSIVE PLAN UPDATE: This project is slated to kick off May 17. It's a fairly long process that isn't slated to end until August of 2023. There will be monthly meetings and public work sessions held to work on the plan that may include members from the County as well as organizations within the Town. The Planning Commission will be a major part of the



Comprehensive Plan update. At the kickoff, Berkley Group will do a tour of the Town and there will be a work session that day.

DHCD HOUSING GRANT: Deferred – handled during the previous section.

#### NEW BUSINESS

GATEWAY SIGN PROPOSAL: Mr. Quesenberry presented two design option to Councilmembers. These “Welcome to Warsaw” signs would be at the remaining entrances to Warsaw. The only current sign we have is the one located near the NNRJ on Rte. 360. The consensus of Council was to move forward with the wood background.

MURALS PROJECT: Mr. Quesenberry reported that he is applying for a grant to assist with funding the mural project in Town. Mr. Quesenberry has received inquiries from residents about having murals on buildings in town like some of the neighboring communities. Mock designs were presented to Council for their input. Building owners have already been contacted and they agree and support the project. One of the buildings potentially has a new owner that will need to be contacted.

MARIJUANA ORDINANCE UPDATE: The General Assembly has adopted where retail, legal sales of marijuana are expected to begin January 1, 2024. We have been approached by a potential cannabis manufacturer that would employ 30 people and would have a retail component storefront. The first proposal outlined in the council packet prohibits the possession of open retail marijuana product or retail marijuana product containers in local public parks, playgrounds, public schools, or any sidewalks adjoining any public street. In this proposal a civil penalty of \$200 for each offense is suggested. That amount can be changed if Town Council prefers. The second proposal outlined in the council packet prohibits public consumption near a public place. If caught, a \$250 civil penalty is assessed. If it is a third offense there would be a \$500 civil penalty assessed. The third proposal included in the council packet regulated the time of sale of the retail marijuana. It outlines that retail marijuana establishments conducting business within the Town of Warsaw shall only be open from 10AM – 9PM, Monday through Saturday and from 12PM – 6PM on Sunday. Council will need to designate what zoning areas a retail marijuana establishment would be permitted to operate. Council tentatively added this to the agenda for the budget work session meeting. It was acknowledged that this topic may or may not be worked on if the budget meeting ran long.

#### CLOSED SESSION – 2.2-3711 A1 (Personnel)

Vice-Mayor Yackel moved to enter closed session in accordance with Section 2.2-3711A (1) Real Property of the Virginia Freedom of Information Act. 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		

Councilman Hamblin moved to come out of closed session and reenter regular session. 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		

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, Warsaw Town Council members expressed that they would continue to cover the single employee premium at 100%.

#### CLOSING COMMENTS

Councilwoman Hubert shared that it was great to be here and she thought it was a very good meeting.

Councilman Forrest shared the blue and yellow lit fountains at The Bounds was a beautiful gesture to show support for Ukraine.

Councilwoman Bryant reported that tonight’s meeting was a good session.

Councilman Self is still hoping out town continues to grow. He felt that tonight’s meeting was a great one and there were good presentations made by Mr. Hoyt, Mr. Quicke, and Mr. Quesenberry.

Councilman Hamblin also felt that tonight was a good meeting. Spring and summer are coming soon, and he is looking forward to the Town’s upcoming events.

Mayor Phelps shared while there are valid concerns among residents with the various activities in town, we are achieving great things. He acknowledged the good job Town Council is doing to make generational advances to the Town for current and future residents.

There being no further business Mayor Phelps adjourned the meeting at 8:30 p.m.

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Submitted by: Julia Blackley-Rice, Clerk