



TOWN COUNCIL – PUBLIC HEARING/ REGULAR MEETING

Monday, March 03, 2025 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

MINUTES

I. CALL TO ORDER

A Public Hearing and Regular Meeting of the Mayor and Town Council of the Town of Haymarket, VA was held this evening in the Council Chambers, commencing at 7 PM.

Vice Mayor Matt Gallagher called the meeting to order.

PRESENT

Vice Mayor Matthew Gallagher
Councilmember Justin Baker
Councilmember Alexander Beyene
Councilmember Ken Luersen
Councilmember Joe Pasanello
Councilmember Mary Ramirez

ABSENT

Mayor TracyLynn Pater

II. PLEDGE OF ALLEGIANCE: Webelos Scout Troop Pack 107

Vice Mayor Gallagher introduced and welcomed Webelo Scout Troop #107 to the evening's meeting as they led in the Pledge of Allegiance.

III. INVOCATION: Rabbi Shmuly Perlstein - Chabad Center for Jewish Life

Vice Mayor Gallagher introduced and invited Rabbi Perlstein from Chabad Center for Jewish Life in Gainesville to the podium to give the evening's invocation. Rabbi Perlstein shared some upcoming Jewish holidays with the Council prior to giving the invocation.

IV. INTRODUCTION OF NEW POLICE OFFICERS

At this time, Chief of Police Al Sibert introduced, Scott Madigan and Trevor Rick, the 2 new officers to the Town Council and audience. Chief Sibert invited the new officers to the podium to share a little bit about themselves. Chief Sibert shared that the department is fortunate to have these officers on board and that the department is now fully staffed. The Council welcomed both Officer Madigan and Officer Rick to the department.

V. PUBLIC HEARING: SPECIAL USE PERMIT #2024-002 - RELIGIOUS ASSEMBLY 14600 WASHINGTON STREET

1. Public Notice

Town Clerk Kim Henry read the following public notice into the record.

TOWN OF HAYMARKET
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of Haymarket will hold a Public Hearing on Monday, March 3, 2025 at 7:00 P.M. in the Haymarket Town Hall located at 15000 Washington Street, Suite 100, Haymarket, Virginia, to consider a special use permit application for a religious assembly located at 14600 Washington Street. The Special Use Permit application materials are available on the Town's website (www.townofhaymarket.org) and for review at Town Hall located at 15000 Washington Street, between the hours of 9:00 A.M. and 4:00 P.M. Monday – Friday, phone 703-753-2600. All meetings are open to the public. The Town of Haymarket does not discriminate on the basis of disability in admission or access to its programs and activities. The location of this public hearing is believed to be accessible to persons with disabilities. Any person with questions on the accessibility of the facility should contact the Town Clerk at the above address or by telephone at the above number. If you wish to comment but cannot attend the public hearing, please send your comments to the Town Clerk, Kimberly Henry, by March 3, 2025 at 4 pm, via email khenry@townofhaymarket.org, or via mail, 15000 Washington Street, Ste. 100, Haymarket, VA 20169.

2. Citizen Comment

Vice Mayor Gallagher opened the floor for citizen comments.

Mohammed Qasim-Gul, the applicant, addressed the Town Council. He started with thanking the Council for considering the SUP application and then gave a brief description of what he would like to do regarding services and events for the Muslim community.

Bob Weir, 6853 St. Paul Drive, spoke on the application. He stated that his main concern is regarding the parcel as a whole is parking and traffic. Mr. Weir suggested that a parking or traffic mitigation plan be put into place. He also suggested a traffic study be conducted.

Mohammed Malik, Gabney Circle, spoke in favor of the SUP.

Noir, 7236 Winnepeg Drive, spoke in favor of the SUP.

Kara Gallagher, 6930 Jockey Club Lane, spoke in favor of expanding the diversity of religions in the Town and would be in favor of the SUP if the parking and traffic patterns on the site could be resolved.

Barry Blackburn, 6900 Barbera Drive, did not support the SUP. He stated his concern is noise that could affect the adjacent 55+ community that he just moved into.

Lisa Kobyra, 6852 St Paul Drive, spoke her concern of traffic and parking on the site.

Two people that names could not be identified spoke in favor of the SUP.

Chris Kobyra, 6852 St. Paul Drive, asked the Council, from a planning perspective, to consider growth in traffic and the other businesses in the QBE building.

At this time, Vice Mayor Gallagher asked if there were any emails to be read into records. Town Clerk Kim Henry shared that she received several emails on the subject. Ms. Henry read the emails into the record.

*** These emails are attached to the evening's agenda and minutes. ***

3. Close Public Hearing

VI. CITIZENS TIME

Bob Weir, 6853 St. Paul Drive, stated that in the Towns' bylaws there is a policy of not accepting unanimous comments to be read into the record. He asked that be taken into consideration for future meetings. He also address the subject of the Towns first draft of the FY26 budget, particularly the proposed real estate tax rate. He shared with the County proposing an increase in their tax rate, the Town should take this into consider when setting the tax rate. Lastly, he stated that as the County Supervisor he will be issuing a directive to eliminate the fees for the shooting range for the Police Departments within the 4 Towns in the County.

Marchant Schneider, 6856 Jockey Club, addressed the Town Council on the subjects of the proposed budget, the Policies and Procedures, RFP of the Park pavilion and Capital projects and moving forward on those projects. He stated that the residents and businesses expects a return on their investments through taxes and asked that the Council make the capital projects a focus in this coming years budget.

VII. CONSENT AGENDA

Vice Mayor Gallagher asked for any pulled reports prior to adopting the Consent Agenda. Councilmember Ramirez asked to pull the Town Administration Report, the Police Chief Report, the Finance liaison report and the Community Outreach liaison report. Councilmember Beyene asked to pull the Business liaison report.

Councilmember Pasanello moved that the Haymarket Town Council to adopt Consent Agenda items A 1and 2; B 2, 4 and 5 and C: 4 and 5. Councilmember Beyene seconded the motion. The motion carried.

**Motion made by Councilmember Pasanello, Seconded by Councilmember Beyene.
Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen,
Councilmember Pasanello, Councilmember Ramirez**

After the pulled reports were discussed, Councilmember Pasanello moved that the Haymarket Town Council adopt Consent Agenda Items B:1 and 3 and C:1,2 and 3. Councilmember Baker seconded the motion. The motion carried.

**Motion made by Councilmember Pasanello, Seconded by Councilmember Baker.
Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen,
Councilmember Pasanello, Councilmember Ramirez**

A. Minute Approval

1. Mayor and Council – Work Session: January 27, 2025
2. Mayor and Council – Regular Meeting: February 3, 2025

B. Department Reports

1. Town Administration Report
2. Town Treasurer Report
3. Police Chief Report
4. Town Engineer Report
5. Town Attorney Report

1. Town Administration Report

Councilmember Ramirez asked for any updates on the stormwater assessment with Prince William County. Town Manager Kyriazi gave the update stating that she is received an email from her contact at Prince William County and that they are waiting on a few things to go through at the EPA level. From there she stated that they would have a meeting and release the

third party contractor to start doing the work. She shared that she should have another update by the April 7th regular meeting.

Councilmember Ramirez also asked for updates on the park building demolition. Town Manager Kyriazi shared that staff is waiting on the final approval letter from the utilities stating that all power has been disconnected so that the contractor can proceed to the County for a permit. Mrs. Kyriazi also shared that the crosswalk has been completed and that staff is waiting on the delivery of the crosswalks signs for installation. She also shared that the lights should be installed the week of March 13th.

Councilmember Ramirez also addressed the Crossroads Art Alliance agreement. She asked if there is a hard copy of the agreement that Council can review. Town Manager Kyriazi stated that she should have the agreement available to Council once the staff and Town Attorney is done working on it.

Councilmember Ramirez also asked about the meeting with the County CXO and grant opportunities. She asked if there was going to be a dedicated staff member that would be on this project. Town Manager Kyriazi stated that not at this time. Councilmember Ramirez also asked if the Town Manager could elaborate on the Jefferson and Fayette Street site plan. Town Manager Kyriazi shared some back history on the project before proceeding with the current status of the property.

Councilmember Luersen asked about the Bleight Drive townhome site plan and the time line of when it was approved. Town Planner Thomas Britt shared that the plan was approved at the December meeting. Councilmember Luersen stated that there has been some concerns from the adjoining neighborhood and asked if those concerns have been addressed and worked out. Town Planner Britt confirmed that the concerns have been worked out.

Councilmember Pasanello complimented the staff on a job well done with the sidewalk RFP and the finish product. He also complimented Vice Mayor Gallagher and staff with working on the Communication Plan. He asked if staff has been keeping track since they approved the feature that allowed feedback on the GoGov app. Town Manager Kyriazi stated that she will follow up on that feature. Councilmember Pasanello stated that in respect with the meeting with the CXO, the Town Council has heard a lot about traffic. He stated that he was wondering how the County could invest more into the Town. He encouraged a discussion between staff and the County on this subject. Councilmember Pasanello complimented the staff for tying in the strategic plan items to their monthly report.

Councilmember Baker asked Town Clerk Kim Henry to expand on the relaunching of the TANV meetings. Ms. Henry gave a brief history on TANV and stated that she and the Town Manager are working on relaunching the meetings for area mayors and Town Managers to network with one another and to bounce off ideas with one another.

Councilmember Beyene followed up on the discussion earlier with the Bleight Drive townhome development, he asked Town Planner Thomas Britt if there was any conflict with the Town Engineer for the developer to connect the sewer line to the existing line in the Villages of Haymarket. Mr. Britt confirmed that the Town Engineer had no concerns and that he also spoke to PWC Service Authority and that they also gave approval to the developer. Councilmember Beyene asked if there was an issue after the connection was made, who would be the responsible party. Mr. Britt stated that he would research that and come back with an answer.

2. Police Chief Report

Councilmember Ramirez complimented the department for stepping up in the traffic enforcement for the month. She made note in the traffic stop summary in the report, that warnings were also given instead of tickets. She asked for clarification on one of the graphs in the report. Chief Sibert gave a brief summary of the report. She welcomed the two new officers to the department. She also highlighted the senior summit at Park Valley Church on April 24th. She asked Chief Sibert to elaborate on the status of the comfort station project. Chief Sibert stated that he had a meeting with PWC Emergency Management who came and look at the building as a comfort station. Chief Sibert shared some of the details from that meeting. He shared that the biggest take and expense coming from the meeting is for the Town to have a generator big

enough to keep the building running in case of electrical fails. He shared that once everything is completed he will shared with the Town Council and public the details of the comfort station. Councilmember Beyene asked for clarification on the zero requests from outside agency for calls for service. Chief Sibert shared that it was because our officers were able to handle all the calls that came in. He stated that PWC would respond if the department would need their assistance and that they also patrol the Town. Councilmember Beyene also addressed the eastbound traffic volume study. He asked for a timeline as to when the department will start capturing the data for westbound traffic. Chief Sibert shared that the department is already capturing it but didn't have enough volume days to report to the Council on this month's report. He stated that he will start showing the data on his next months report. There was also a discussion on having a traffic volume/speed sign installed on Jefferson Street. Councilmember Pasanello asked Chief Sibert what affirmative actions could be taken with VDOT to slow down the speeding on Jefferson/Old Carolina. Chief Sibert stated that he would need to start a conversation with VDOT to see what they are willing to do with the traffic pattern. Councilmember Luersen addressed some of the data in the Chief's report. He gave a brief explanation of the graphs for those listening that are unfamiliar with the Chief's report system. He asked the Chief to give an update on the recent polar plunge event. Chief Sibert shared that it was the coldest polar plunge that he has participated in. He shared that they raised over \$130,000 for Virginia Special Olympics. Chief Sibert shared the dates for the upcoming women's self defense classes.

C. Liaison Reports

1. Finance Liaison Report
2. Business Liaison Report
3. Community Outreach Liaison Report
4. Planning Commission Liaison Report
5. Architectural Review Board Liaison Report

1. Finance Liaison Report

Councilmember Ramirez shared that she appreciated the comment section at the bottom of report. She asked, however, to explain the line item that refers to the FY25 budget discussion and key area of interest. She asked if the liaisons had any concerns that they would like to share with the rest of Council. The liaisons answered Councilmember Ramirez's question. Councilmember Pasanello shared that they rely heavily on staff who can share with them where the problem areas are and forecast any future problem areas and how staff would suggest on how to resolve them. Councilmember Ramirez asked Councilmember Pasanello if he had the status report on the fleet update and if he could forward that to the rest of Council. Councilmember Pasanell acknowledged that he did and that he would send that to the rest of Council.

Councilmember Luersen asked if there has been detailed discussion on the tax rate at the liaison level. Town Treasurer Roberto Gonzalez. Mr. Gonzalez shared that he has not received all the assessments yet but will have that final number by the March work session. Mr. Gonzalez shared that the liaisons received an overview of the plan but this is the first time that they have seen the budget along with the rest of Council. Councilmember Beyene reiterated that the liaisons did not give any kind of direction or set any type of tone.

2. Business Liaison Report

Councilmember Beyene addressed Vice Mayor Gallaghers report on discussion with Virginia National Bank regarding the Chick Fil-a SUP and asked the Vice Mayor if he had any information that he could share with the rest of Council. Vice Mayor Gallagher shared that he met and spoke with the representative from the bank at the last Business Roundtable meeting. He stated that the Chick Fil-a SUP was part of the discussion and that the bank had deep

concerns about the SUP. Mr. Gallagher shared that he encouraged the representative to come and speak during citizens time about their concerns.

Councilmember Ramirez asked the Vice Mayor if he had any additional information on the upcoming golf tournament that will be in the area in June. Vice Mayor Gallagher shared that the businesses stated that they were not impacted by the last tournament in 2024 but would like to get more involved with this years tournament. He shared that there was a short discussion among businesses on how the could get their name and Haymarket advertised to the participants and audience alike for the upcoming tournament.

3. Community Outreach Liaison Report

Councilmember Ramirez shared that she pulled her own report so that she could update the Council on her recent meeting with staff. She shared that the Youth in Government program will be pushed to the fall and will be focusing on high school students. She also shared that there was a short discussion on the Open House for Elementary aged students.

VIII. AGENDA ITEMS

1. Consideration of SUP #2024-002: Religious Assembly at 14600 Washington Street

After a brief recess, Vice Mayor Gallagher asked Town Planner Thomas Britt to give the Town Council a report on the application. Mr. Britt shared the Town's Ordinance where a religious assembly would be approved by a Special Use Permit in the B-1 zoning district. He shared that the applicant wishes to operate a religious assembly space in either Suite 155 or 160 at 14600 Washington Street. He shared that it is not a grandfathered use since there has been a break in use. This means that other businesses utilized the space from the previous time it was used as a religious assembly. He shared that this has been to the Planning Commission and approval was recommended with conditions regarding parking and occupancy permit from the County. He also shared that since the Planning Commission meeting, he and the Town Manager has worked on this application to bring an updated report. He shared there would be 5 daily prayers scheduled in addition to the prayer scheduled during the month of Ramadan. Mr. Britt provided the staff report and recommendation. He provided information on two concerns with the application - wayfinding and parking. He stated by itself there would be enough parking but depending on the other uses already in the building there may be some conflicting issues on the parking. He also shared that there has not been a current traffic study on the entry and exit points. Additionally Mr. Britt shared that there had been some discussion on how the Haymarket Police Department could help in the directing of traffic during the busy times, such as Friday services and Ramadan. Mr. Britt also discussed the additional parking needed during Friday prayer service and during Ramadan even if the services were divided. He stated that it would exceed the required spaces needed. He shared that if approved, according to the Zoning Ordinance, it would be a change of use and would require the enlarging of the paving area to accommodate additional parking spaces. He shared that if the site was not paved, there would need to be some kind of all weather surfaces excluding gravel, according to the Town's Zoning Ordinance. Mr. Britt moved from parking concerns to the traffic concerns. He stated the concerns are the narrow entry and exit points and the possible confusion of both the entry and exit points. He recommended that if Council approves the SUP some kind of clear wayfinding signs be provided on the site, as well as paving. The applicant was invited to the podium to provide a quick update and for any questions from the Town Council. The applicant shared that they are looking for a place of worship for their five (5) daily prayers. He stated that they would divide the Friday prayers service into two different time slots. He shared that each prayer last for approximately 30 minutes. He shared the location where they are currently meeting and said that the venue is small and does not meet their needs. At this time, the Town Council had several questions on prayer service, Ramadan services and the anticipated attendees, events other than prayer services that would take place at the premises, occupancy permit from Prince William County, and parking tabulations.

After the discussion period, the Town Council asked for more information before making an decision on the SUP. They suggested a traffic study, checking the parking ratio that was given by the landlord, parking accommodations and better wayfinding signs to be provided by the property owner. They asked for staff to provide clarification on capacity and occupancy permits from Prince William County building officials and the site plan of the property. They also asked for VDOT traffic flow inspections and comments. The Town Council asked if staff and the applicant could have this information by the March work session. Both staff and the applicant confirmed that they would work on the listed items to be provided for the March Work Session. No further decision was made at this time.

2. Appointment of Town Treasurer, Clerk of Council and Chief of Police

Town Manager Emily Kyriazi shared that the Town Charter states the appointment of Charter employees of the Town are to be made at the March meeting following an election. She stated that this includes the Town Clerk, Town Treasurer and the Chief of Police. She also stated that their terms are for 2 years.

Councilmember Pasanello moved, Pursuant to Article III § 1-13 of the Haymarket Town Charter, that the Haymarket Town Council appoint Roberto C. Gonzalez as the Haymarket Town Treasurer. Councilmember Ramirez seconded the motion. The motion carried by a roll call vote.

**Motion made by Councilmember Pasanello, Seconded by Councilmember Ramirez.
Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen, Councilmember Pasanello, Councilmember Ramirez**

Councilmember Pasanello moved, Pursuant to Article III § 1-16 of the Haymarket Town Charter, that the Haymarket Town Council appoint Kimberly Henry as the Haymarket Town Clerk. Councilmember Ramirez seconded the motion. The motion carried by a roll call vote.

**Motion made by Councilmember Pasanello, Seconded by Councilmember Ramirez.
Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen, Councilmember Pasanello, Councilmember Ramirez**

Councilmember Pasanello moved, Pursuant to Article III §1-17 of the Haymarket Town Charter, that the Haymarket Town Council appoint Edgar Allen Sibert as the Haymarket Chief of Police. Councilmember Ramirez seconded the motion. The motion carried by a roll call vote.

**Motion made by Councilmember Pasanello, Seconded by Councilmember Ramirez.
Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen, Councilmember Pasanello, Councilmember Ramirez**

3. First Draft of FY26 Budget

Town Treasurer Roberto Gonzalez presented the first draft of the FY26 Budget. He highlighted some line items. He stated that the Council and staff will review the budget line by line at the March 31 work session. A short discussion followed on whether the financial analysis would be available when discussing the budget. Mr. Gonzalez stated that he felt certain the analysis would be in. There was no action or further discussion at this time.

4. Authorization to Advertise Tax Rate Public Hearing

Town Treasurer Roberto Gonzalez asked for a directive from the Town Council to proceed with the public notices for the public hearings on the FY26 Real Estate Tax Rate on April 7, 2025 and for the FY26 Budget on May 5, 2025. There was no objection from the Town Council for Mr. Gonzalez to proceed with both public notices.

5. Pavilion RFP: Design vs. Design/Build

Town Manager Emily Kyriazi addressed the subject of the RFP for the park pavilion. She shared that after speaking with the Town Attorney, the most efficient way to proceed is with the Design instead Design/Build. Mrs. Kyriazi stated that without objection she would like to proceed with the design phase of the pavilion. She stated that she would like to get some ideas from the Council to implement into the RFP. After a short discussion, the Town Council asked Mrs. Kyriazi to come back with preliminary ideas on the design of the pavilion.

IX. COUNCILMEMBER TIME

1. Councilmember Ramirez
2. Councilmember Baker
3. Councilmember Beyene
4. Councilmember Pasanello
5. Councilmember Luersen
6. Vice Mayor Gallagher
7. Mayor Pater

Councilmember Ramirez

Councilmember Ramirez read an excerpt recognizing Women's History Month empowering women.

Councilmember Baker

Councilmember Baker thanked the audience that came in to speak on behalf of the Islamic Center during the public hearing. He thanked the staff for their hard work, especially Mr. Gonzalez for his work on the draft FY26 budget.

Councilmember Beyene

Councilmember Pasanello

Councilmember Pasanello thanked the Webelo troop for coming to lead in the evening's Pledge. He also thanked the representatives from the Islamic Center came to speak during the public hearing. Mr. Pasanello noted the date for the St. Baldrick's Shave the Day event. Chief Sibert confirmed that he would be attending that event.

Councilmember Luersen

Councilmember Luersen thanked Mr. Schneider for coming in and speaking during citizens time during the regular meeting agenda. He stated that he understands Mr. Schneider's comments and

Vice Mayor Gallagher

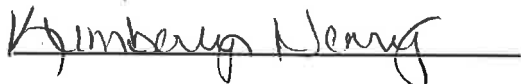
Vice Mayor Gallagher took the time to recognize and name all the working in women on Council, Staff and his own wife. He thanked them for their resiliency and hard work. Mr. Gallagher noted the recent workforce reductions in the Federal Government affecting local residents, there is economic stability and hardship. He stated that no matter how each person stands politically, it is vital in a small community like ours to demonstrate patience, understanding and support. He applauded Trouvaille Brewery for acknowledging federal employees and offering them one cent beers during this time. Mr. Gallagher shared that March 29th was National Mom and Pop Business Owners Day and encouraged everyone to support our local Mom and Pop establishments.

X. ADJOURNMENT

With no further business before the Town Council, Councilmember Luersen moved to adjourn with a second by Councilmember Ramirez. The motion carried.

**Motion made by Councilmember Luersen, Seconded by Councilmember Ramirez.
Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen,
Councilmember Pasanello, Councilmember Ramirez**

Submitted By:

A handwritten signature in cursive script, appearing to read "Kimberly Henry", written over a horizontal line.

Kimberly Henry, Clerk of Council

Approved By:

A handwritten signature in cursive script, appearing to read "Matthew Gallagher", written over a horizontal line.

Matthew Gallagher, Vice Mayor

