



TOWN COUNCIL – PUBLIC HEARING/REGULAR MEETING

Monday, May 05, 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.

Mayor TracyLynn Pater called the meeting to order.

PRESENT

Mayor TracyLynn Pater
Councilmember Justin Baker
Councilmember Alexander Beyene
Councilmember Ken Luersen

ABSENT

Vice Mayor Matthew Gallagher
Councilmember Joe Pasanello
Councilmember Mary Ramirez

II. PLEDGE OF ALLEGIANCE

Mayor Pater invited everyone to stand for the Pledge of Allegiance.

III. INVOCATION: Pastor Tim MacGowan - Living Hope Evangelical Presbyterian Church

Mayor Pater introduced Reverend Tim MacGowan of Living Hope Evangelical Presbyterian Church and invited him to the podium to give the evening's invocation.

After the invocation, Mayor Pater took the time to recognize Clerk of Council Kim Henry and Deputy Town Clerk Alexandria Elswick for Municipal Clerk's Week. Mayor Pater thanked them for their dedication and hard work. The Council showed their appreciation by presenting them with a box of cupcakes.

IV. PRESENTATION: Senator Roem and Delegate Thomas - Legislative Updates

Mayor Pater invited State Senator Danica Roem to the podium to share the legislative updates that came from the recent General Assembly. Senator Roem shared that Delegate Thomas was not able to attend this evening's meeting but will provide his report as well. She shared that 13 of her bills cleared the General Assembly with 9 being signed into law. She stated that she addressed the topic of food insecurity which had 5 bills. The next item she shared was the Data Center reform legislation. She share that this bill would have had the Department of Energy create a report to include a Demand Response Program for the Commonwealth but it was vetoed. The next bill she presented was to have tuition covered for families of veterans. The next bill was SB1024 which would create a voluntary donation at the DMV when processing renewals that would go towards the

Virginia Highway Safety Improvement Fund. She said this could directly affect Haymarket with the railroad tracks overpass that has been over looked because of the cost. She said this topic is going to be her top priority for the fall and getting the funding to get the overpass built. The next bill was Government Transparency which would require each registrar in each locality to report the provisional ballot results to that particular precinct.

She proceeded to Delegate Thomas' bills. The first was on Data Center Reform. HB1601 which would require applicants to submit electrical transmission infrastructure disclosures as well as sound studies on neighboring residential areas and schools. She stated that it got bi partisan support but was vetoed by the Governor. The next bill enables prosecutors to charge drug dealers with involuntary manslaughter if they knowingly sell fentanyl that caused a fatal overdose. The next bill limited kids to one hour of social media when parental restrictions are not set on the child's device. HB2065 updates the emergency data reporting by requiring localities to utilize the new fire reporting system so that first responders can keep communities safe. HB2071 will require jails and prisons to use the Veterans Reentry Search Service to identify incarcerated veterans and provide them with specialized services to get them back on track. HB1629 will require hospitals and other health care providers to provide patients with one free copy of their medical records to support a Social Security of Veterans Affairs claim. HB1626 caps the amount of non academic trainings that teachers can be required to participate in each year. She stated that all of these bills passed the General Assembly and was signed into law. After her presentation, Senator Roem took questions from the Town Council.

V. PRESENTATION: PWC Board of Supervisor Bob Weir - Quarterly Updates

Mayor Pater introduced Prince William County Board of Supervisor Bob Weir to the podium to give the quarterly County updates. Mr. Weir shared that the County will be seeking the grant moneys to extend the sidewalk pedestrian improvements from Somerset and connect to the Haymarket sidewalk and construct will start in the near future for the sidewalk pedestrian improvement from Heathcote to the I66 bridge overpass. He also shared that some park improvements are coming to Long Park and the park at Catharpin. He continued that despite improvements to Old Carolina, there are 2 new housing developments coming to the area. He stated his traffic frustration since there won't be any road improvements between Somerset and Route 29 on Old Carolina because of easement issues. The next topic he brought forth was the County budget. He shared that the budget was passed and that all real estate bills will be going up with those in the Haymarket area going up significantly. He stated that he sees a parallel between the County's budget and the Town 's budget. At the conclusion of his report, Supervisor Weir asked for any questions from the Council.

VI. FY26 BUDGET PUBLIC HEARING

Public Notice

Clerk of Council Kim Henry read the public notice into the record.

FY26 Budget Presentation: Town Manager Emily Kyriazi/Town Treasurer Roberto Gonzalez

Town Manager Emily Kyriazi and Town Treasurer Roberto Gonzalez gave a brief presentation on the proposed budget. They gave the budget highlights by providing 1. Financial Accountability; 2. Essential Services with trash and 24 hour police coverage; 3. Long Term Planning by investing in future ready projects which supports town growth; 4. Revenue and Expenditure Management; and 5. Economic Stability. They provided a snapshot of Haymarket by showing the population, median age, median household income, and educational status. They also provided consideration for the FY26 budget which included maintaining a real estate tax rate at .105 per \$100, addressing the increase in trash contract services, funding the replacement of 2 police cruisers, funding the 5 year capital improvement plan, proposing a 2.5% COLA and merit program for staff, addressing the increase of the Town's General Liability Insurance, addressing the 12% increase in health insurance premiums

and continue to provide exceptional and professional service to residents and businesses of the Town. They continued by showing a jurisdictional map of Haymarket and the current services and programs the Town provides. They provided the budget process timeline and the 5 year capital improvement plan. Mrs. Kyriazi showed the FY26 proposed revenues and expenditures. She passed the floor to Town Treasurer Roberto Gonzalez who showed the proposed real estate tax rate vs alternate rate options. They also provided the tax rate chart for the other taxes collected by the Town. They also provided the assets on Town owned properties. They concluded their presentation with a snapshot of the balanced budget.

At this time, Mayor Pater opened the floor for public comment.

Public Comment

Bob Weir, 6853 St. Paul Drive, addressed the proposed tax rate. He stated that the Town has spent a lot of Cares Act and ARPA money in the past few years that has skewed the budget. He also stated that the Town has reduced its debts. He stated that despite the reduction of debts services, the budget continues to rise. He stated that the citizens will see not only an increase in Town taxes, but also in County taxes and increased in electric bills. He stated that he hopes that if the Town increases the taxes by 13.6% that they return some of the surplus at the end of the year.

Close Public Hearing

With no other public comments, Mayor Pater closed the public hearing.

VII. CITIZENS TIME

Mayor Pater opened the regular meeting and opened the floor for Citizens time.

Mohammed Quasin Gul, the Special Use permit application for a religious assembly at 14600 Washington Street, addressed the Town Council on the subject of the pending Special Use Permit. He stated that he would like to take this opportunity to talk about the application before it comes up in the agenda items later that evening. He stated that he submitted the permit so that he could rent a space within the Town to establish a place of worship for the Muslim community. He stated that for the past few months, discussions have taken place about several things. But what he is trying to accomplish is to provide a place of worship and guidance for Muslims that does not exist in the Haymarket area. He shared that they have addressed a lot of concerns brought forth from Council about the property and space. But there is one item that still is in place which is the submission of a site plan. He asked the Council for a waiver of that requirement and re visit the subject in one year. He shared that the requirements to provide a site plan would put a financial burden on them that they would not be able to meet. In conclusion, he asked that the Council consider approving the application without the requirement of a site plan.

VIII. CONSENT AGENDA

Mayor Pater asked the Town Council if they would like to pull anything off the Consent Agenda. Councilmember Beyene asked to pull the Chief of Police Report.

Councilmember Luersen moved to adopt Consent Agenda items A:1-4, B:1,2,4,5 and C:1-5. Councilmember Baker seconded the motion. The motion carried.

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

After the discussion on the Chief of Police Report, **Councilmember Luersen moved to adopt Consent Agenda item B:3. Councilmember Beyene seconded the motion. The motion carried.**

Motion made by Councilmember Luersen, Seconded by Councilmember Beyene.

Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen

Absent: Councilmember Gallagher, Councilmember Pasanello, Councilmember Ramirez

A. Minute Approval

1. Mayor and Council – Budget Work Session: March 31, 2025
2. Mayor and Council - Work Session: March 31, 2025
3. Mayor and Council – Closed Session: April 7, 2025
4. Mayor and Council - Public Hearing/Regular Monthly Meeting: April 7, 2025

B. Department Reports

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

3. Police Chief Report

Councilmember Beyene referred to the calls for service in the data and asked if the Chief could provide prior years for a comparison. Chief Sibert stated that the department has been tracking the data for 3 years and will provide that in the reports going forward. Councilmember Luersen commented that the data graphs are showing that the calls for service is going down but the business checks are going up. He stated that this indicates that police presence is being seen and complimented the Chief and the department.

C. Liaison Reports

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

IX. AGENDA ITEMS

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

Mayor Pater asked for any updates from the staff prior to the Council considering the SUP. Town Planner Thomas Britt began with thanking the applicant for his comments during citizens time. Mr. Britt provided a time line from the time the inquiry started on the possible use of the site and the time line on the procedures itself including to where they are at this time. Mr. Britt read out the definition of public assembly per the Town's Zoning Ordinance, which facilitated the review process for the Special Use Permit application. He stated that a very broad range of uses fall under the definition and that public assembly is only allowed by right in the Transitional Commercial District in the Town. Mr. Britt continued with the time line of the application. He stated that the Planning Commission held a public hearing on December 10, 2024 to consider the application and on January 14, 2025 the Planning Commission recommended approval of the SUP with conditions to the Council. He continued to state that the Town Council held their public hearing on March 3rd to consider the application. Mr. Britt shared that the first mention of a site plan was discussed at the March 24 Work Session. The applicant asked that consideration of the application be deferred at the April 7th meeting until the Work Session so that they could go into further discussion with staff on the topic of the site plan requirement. The application was discussed at the April 28th Work Session. He stated that from the start of the

application submission to the evening's meeting was 5 months, which is a normal review process. Mr. Britt stated that the applicant has worked very diligently to ensure everything asked from the Planning Commission and Town Council and that those items have been adequately met to include wayfinding, traffic mitigation, striping of parking spaces. He continued with pointing out the site plan would also address the entry and exit points on the property and other traffic issues which would need to meet VDOT standards. He continued with the hours of operation and that it would mesh with the other businesses on the property. Mr. Britt addressed the available parking spaces and shared that staff believes that the use could be adequately parked with the available open spaces. He concluded that it comes down to 58-4.30: Special Use Permit - General Provisions of the Town zoning on the requirement of the site plan and Article 3 of the Zoning Ordinance: General review procedures. Mr. Britt stated that staff recommends approval of the SUP with conditions involving occupancy and occupancy permit as well as submitting a site plan within one year of approval of the SUP with submission of a traffic study that would coincide with the site plan to fill any outside zoning requirements.

At this time, Mr. Britt opened the floor for questions from Council to staff or the applicant. A question was raised on submission of the traffic impact analysis. Mr. Britt stated that it would be part of the site plan review. There was a suggestion to waive the traffic study under the conditions to see if they follow the patterns of the COA and the occupancy permit and to make it a revisit in a year. Discussion followed on a traffic impact study.

After discussion, **Councilmember Beyene moved that the Haymarket Town Council approve to adopt Resolution #2025-005: A Resolution to approve SUP #2024-002. Councilmember Baker seconded the motion. Councilmember Luersen asked for a friendly amendment to add that the SUP will be reviewed annually. Councilmember Baker agreed to the amendment. Councilmember Beyene agreed to the amendment. The motion carried by a roll call vote with the amendment added. ***Resolution 2025-005 can be found at the end of these minutes.*****

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

2. Resolution #2025-004: Adoption of Policies and Procedures and Code of Ethics

Mayor Pater gave the floor to Clerk of Council Kim Henry to discuss the draft Policies and Procedures and the Code of Ethics. Ms. Henry shared that she added the request from Vice Mayor Gallagher to add the method of voting to the Policies. She stated that she has not received any feedback on the Code of Ethics and would like direction on how to proceed. A short discussion followed and that the topic be deferred until the work session at the end of May for when there is a full Council present to discuss.

Councilmember Luersen moved to table this discussion until the Work Session on May 27, 2025. Councilmember Baker seconded the motion. The motion carried.

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

3. Crisis Response Center Memorandum of Understanding - Chief of Police Al Sibert

Police Chief Al Sibert shared that several departments are looking to enter into this Memorandum of Understanding with the Crisis Response Center. He shared that there are a couple already up and running in Fairfax County. He also shared that they are supported and funded by an array of Substance Abuse Mental Health Services funding sources. He stated that they

provide a Crisis Center for those under an Emergency Custody Order (ECO) or Temporary Detention Order (TDO) who is in a mental health crisis. He shared that previously when the department receives either one of these cases, the officer has to sit with the patient until they are admitted to a local hospital, which could be days. He shared that the center will be able to alleviate the strain on police services. Chief Sibert presented the draft MOU for Council review and stated that he did not see anything in the MOU that would cause any concern. After a short discussion with the Chief, the Town Council stated that they would like a couple of days to review the document and gave a directive for the Chief to proceed with signing the Memorandum of Understanding if he didn't receive any comments or suggested edits by May 8th.

4. FY26 Budget Work Session

Mayor Pater stated that she would to share her thoughts before the Council proceeded with discussion of the budget. The Mayor stated that she attended a recent Finance Liaison meeting and was part of the discussion on the budget and real estate tax rate. She stated that after careful consideration and meeting with staff, she would like to propose consideration of the 6% tax increase as opposed to a 13.6% which would be a rate reduction from the current 0.105 per \$100 to 0.098 per \$100 of assessed value. She continued to state she would propose the following expenditure reductions to find the reduction of revenue from the tax rate reduction: 1. reduce \$50,00 on the Town Center CIP gateway signs line item; 2. reduce the Blight Mitigation line item by \$15,000 leaving it at \$5,000; 3. reduce Repairs and Maintenance Services line item by \$11,892 leaving at an even \$100,000. She stated that this does come as risk with the 4% annual increase in trash services and possible increase in landfill tipping fees in the future imposed by the County and the possibility of not having any funding for future capital projects. Mayor Pater stated that this reduction will give assistance to the residents in Town taxes since there has been an increase in County taxes and increase in assessments. At this time, Mayor Pater opened the floor for discussion of the FY26 draft budget.

Town Treasurer Roberto Gonzalez thanked Supervisor Weir for coming to this evening's meeting and sharing the County updates. Mr. Gonzalez stated that he distributed the forecasting for Council review for the loans that were being discussed. Discussion followed on the proposed reduced tax rate vs. the current proposed tax rate. Mr. Gonzalez stated that the Council will have one more work session at the end of May prior to voting on the budget in June. No action was taken.

X. COUNCILMEMBER TIME

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

1. Vice Mayor Gallagher

Vice Mayor Gallagher was absent from this meeting and did not present any written report for Council.

2. Councilmember Luersen

Councilmember Luersen congratulated the Town Clerks for Municipal Clerks Week and thanked them for their service to the Town.

3. Councilmember Pasanello

Councilmember Pasanello was absent from this meeting and did not present any written report for Council.

4. Councilmember Beyene

Councilmember Beyene thanked the Town Clerks for everything they do. He also wished the Town Treasurer a Happy Wedding Anniversary and thanked him for being at the meeting on his anniversary.

5. Councilmember Baker

Councilmember Baker also thanked the Town Clerks for their hard work and dedication to the Town. He also extended an early Happy Mother's Day to all the mothers especially his own mother. Lastly, he wished everyone a safe and Happy Memorial Day.

6. Councilmember Ramirez

Councilmember Ramirez was absence from this meeting and did not present a written report to Council.

7. Mayor Pater

Mayor Pater thanked the Town Clerks for everything they do and shared how much she appreciates them. Mayor Pater shared that the last Farmer's Market had to be canceled due to inclement weather but encouraged everyone to come out the market on Mother's day and to stop by the Town tent to enter in a raffle for a Mother's Day giveaway.

XI. ADJOURNMENT

With no further business before the Town Council, Councilmember Luersen moved to adjourn seconded by Councilmember Baker. The motion carried.

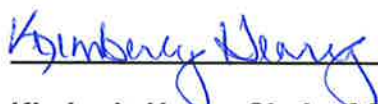
Motion made by Councilmember Luersen, Seconded by Councilmember Baker.

Voting Yea: Councilmember Baker, Councilmember Beyene, Councilmember Luersen

Absent: Councilmember Gallagher, Councilmember Pasanello, Councilmember Ramirez

Submitted By:

Approved By:



Kimberly Henry, Clerk of Council



TracyLynn Pater, Mayor

RESOLUTION TO APPROVE SUP#2024-002

RES# 2025-005

WHEREAS, the Code of Virginia empowers the Haymarket Town Council to review land use applications to ensure the health, safety, and general welfare of the public, and

WHEREAS the Town has adopted a zoning ordinance codified as Articles I through XXI of Chapter 58 of the Town Code of Ordinances for the purpose of promoting the health, safety, and general welfare of the public and of further accomplishing the objectives of Code of Virginia, §§ 15.2-2200 and 15.2-2283, and

WHEREAS, the Code of Virginia provides that a zoning ordinance may include provisions for the granting of special exceptions and the governing body of any city, county or town may reserve unto itself the right to issue such special exceptions, and

WHEREAS the Supreme Court of Virginia has consistently held that the decision of the legislative body, when framing its zoning ordinance, to place certain uses in the special exception or conditional use category, is a legislative action (Board of Supervisors of Fairfax County v. The Southland Corporation, 224 Va. 514; 297 S.E.2d 718; 1982), and

WHEREAS the Haymarket Town Council has reviewed SUP#2024-002 for Public Assembly use at 14600 Washington Street Suite 160, referred to hereafter as the "Application". , and

WHEREAS, the applicant has met the requirements of Articles I through XXI of Chapter 58 of the Town Code of Ordinance, and

WHEREAS, the Haymarket Town Council finds that public necessity, convenience, general welfare, and good zoning practice weigh in favor the approval of the Application, and

WHEREAS, The Town Council may act in accordance with Section 58-4.29 of the Town Code of Ordinances to attach reasonable conditions, including an expiration date, to a special use permit approval with or without the applicant's consent, and

WHEREAS, In accordance with Section 58-3.2(d)(1)(e), the special use permit application will require a traffic study prepared by an engineer, surveyor, or other accepted professional as deemed by the Zoning Administrator, and

WHEREAS, the Town Council attaches a condition that requires the applicant to provide the occupancy card for the tenant space once obtained from the Prince William County Building Department, and

WHEREAS, the Town Council attaches a condition that requires the applicant to provide the occupancy permit for the tenant space once issued by the Prince William County Building Department, and

WHEREAS, the Town Council attaches a condition that requires the applicant to provide a traffic study prepared by an engineer, surveyor, or other professional as deemed by the Zoning Administrator, and to provide all necessary traffic impact mitigation measures as determined by the Town during the site plan approval process, and

WHEREAS, the Town Council attaches a condition that requires the applicant to submit a site plan for the approved use within one year of approval of SUP#2024-002, and to obtain site plan approval prior to commencing the Public Assembly use on the site in accordance with Section 58-4.30 of the Town Code of Ordinances, and

WHEREAS, Town Council attaches a condition that requires an annual review of the conditionally approved special use permit to be reviewed annually during the May regular council meeting;

NOW THEREFORE, BE IT RESOLVED by the Haymarket Town Council, that the Town Council approve SUP#2024-002 for Public Assembly use at 14600 Washington Street Suite 160, with the aforementioned conditions.

Motion: Beyene

Second: Baker

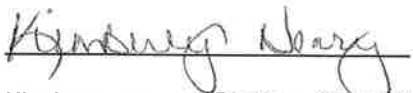
Ayes: Luersen, Beyene, Baker

Nays: 0

Abstain: 0

Absent: Gallagher, Pasanello, Ramirez

Attest:



Kimberly Henry, Clerk of Council



TracyLynn Pater, Mayor

