



## TOWN COUNCIL REGULAR MEETING

21 Main Street

Tuesday, July 11, 2023 at 9:00 AM

### MINUTES

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AN OPEN MEETING OF THE TOWN COUNCIL OF THE TOWN OF WARRENTON, VIRGINIA, WAS  
HELD ON July 11<sup>th</sup>, 2023, AT 9:00 AM

#### Work Session

##### PRESENT

Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Jay Heroux; Mr. Paul Mooney; Mr. David McGuire; Mr. Frank Cassidy, Interim Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

##### ABSENT

#### Regular Meeting

##### PRESENT

Mr. Carter Nevill, Mayor; Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Jay Heroux; Mr. Paul Mooney; Mr. David McGuire; Mr. Frank Cassidy, Interim Town Manager; Mr. Stephen Clough, Town Clerk; Mr. Martin Crim, Town Attorney.

##### ABSENT

Mr. James Hartman, Vice Mayor.

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### PROCLAMATIONS AND RECOGNITIONS.

The Mayor read the Proclamation Recognizing Susan Helander for her dedication and service to the Town of Warrenton, Virginia.

### WORKSESSION - 9:00 AM

The Mayor Called the meeting to order at 9:00 a.m. A quorum was present, and business could be conducted.

Councilmember Semple participated in the meeting remotely from his home due to a positive COVID-19 test.

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### A. Arts in Public Spaces

Rob Walton, Director of Community Development, introduced the topic.

Councilmember Mooney asked if the map would include business locations in addition to the artwork locations.

Mr. Walton said that the map had not been drafted yet, so they could add business locations.

Councilmember Semple asked if there were content guidelines for submitted artwork.

Mr. Walton said that there were none yet because they were still early in the design process. He said that they intended to put together design guidelines.

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## **B. Septic Remediation Committee**

Denise Harris, Planning Manager, introduced the topic. She stated that staff's recommendation was to pursue the federal grant program and implement a first-come, first-serve program for septic remediation with the funds.

A discussion followed regarding how residents would be notified of the available funds and the rates of failure throughout the Town. Staff noted that there were currently no failures according to their reports, however, they did rely on residents self-reporting.

Councilmember Semple asked what the Committee thought about pursuing other federal and private grants.

Councilmember Hamby said that he did not have enough information on those grants to make a decision. He said that the grant on the table had a deadline of September 30, so it required more direct attention.

Councilmember Semple said he supported pursuing the grant.

Councilmember Heroux asked how this program would impact the water supply and capacity at the water treatment plants.

Mr. Cassidy said that the additional capacity requirements were already factored into the CIP.

Mayor Nevill said that there was unanimous consent from Council to pursue the grant and a first-come, first-serve program.

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## **C. Transportation Planning Update**

Denise Harris, Planning Manager, introduced the topic. She stated that the staff recommendation was for Council to direct staff to execute a letter to Fauquier County on behalf of Council with the formal cost share request for the Main Street Improvement.

Mayor Nevill said he supported authorizing staff to send the letter.

Councilmember McGuire said he supported improvements on Main Street. He suggested installing security cameras on Main Street.

Mr. Cassidy said that they were exploring options with the IT Department and Facilities Management.

Councilmember Hamby asked for more information about the Courthouse Square project and the scope of the Main Street improvement project.

Mr. Cassidy explained that Courthouse Square was included in the scope. He said that they were accumulating the results of several studies to inform the development, and they had a couple options which had been considered for years as well as newer options.

Councilmember Semple asked how they were coordinating the Main Street program with the business community.

Ms. Harris said that when they went through the concept plan for the first revenue sharing application, there was active public participation from merchants and property owners. She said that the results of their public outreach was incorporated into the revenue sharing application and throughout the planning.

Mayor Nevill said that there was unanimous consent from Council to authorize staff to send the letter on behalf of Council to Fauquier County.

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#### **D. Beneficial Use of Funds**

Frank Cassidy, Interim Town Manager, introduced the topic.

Mayor Nevill acknowledged the benefits of and the staff efforts to update the zoning ordinance. He said that doing so would benefit affordable housing efforts in the Town.

Council discussed ways to support affordable housing with the unallocated ARPA funds.

Councilmember Heroux noted that housing was a complicated problem, and many factors were out of their control. He said that Council should not commit at this time to a single solution.

Councilmember Semple asked Council to permit Melanie Burch, President of Fauquier Habitat for Humanity, to speak regarding how Habitat could utilize the ARPA funds.

Melanie Burch, President of Fauquier Habitat for Humanity, presented to Council about the opportunities to revitalize Haiti Street. She said that since the land had been dedicated, Habitat was prepared to tear down the four condemned structures and rebuild 13 units on the site, which would benefit affordable housing and the Town's tax base. She said that a grant from Virginia Housing would be used to demolish the structures, and there was a grant from Rappahannock-Rapidan to continue work on the infrastructure and six cluster homes. She noted that they had

already constructed 15 homes on Haiti Street in the past 30 years. She said that the houses would be entered into a community land trust.

Councilmember Hamby and Councilmember McGuire stated that they wanted to review a detailed plan for the project in the future.

A discussion followed regarding the details of the land trust and how land trusts helped to keep homes affordable.

Councilmember McGuire asked what the average length of stay was in the Habitat homes.

Ms. Burch replied that the majority of homeowners were staying permanently.

Councilmember Sutphin asked if there was assistance for residents who got behind on payments.

Ms. Burch said that there was an available fund which individuals could apply to for assistance.

Tyrone Champion, Executive Director of Community Touch, presented to Council regarding their organization's point-in-time survey to gauge homelessness in the community and the needs for affordable housing. He said that there was a need for land to be able to build affordable housing.

Felicia Champion, Program Director, presented to Council and addressed issues such as barriers to housing and housing for elderly people.

Councilmember Hartman motioned to dedicate the remaining unappropriated ARPA funds to affordable housing and accessibility initiatives focused on the best use of the funds for maximum benefit, requiring collaboration with existing entities and initiatives, including but not limited to Habitat and the First Baptist Church.

Seconded by Councilmember McGuire.

The vote was as follows:

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Jay Heroux; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney; Mr. James Hartman.

**Nays:**

**Abstention:**

**Absent:**

, The motion passed unanimously; the ARPA funds were allocated and appropriated.

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## **E. Review of Parcels Exempt from Taxation by Resolution of the Fauquier County Board of Supervisors**

Stephanie Miller, Finance Director, introduced the topic.

Mayor Nevill said that the Town saw certain benefits from removing properties from the tax rolls, such as ensuring affordability for projects like Habitat builds. He said that doing so shifted burdens away from homeowners.

Mayor Nevill said that there was no objection to adding the matter to the evening's consent agenda. He said that there was consensus from Council to keep in-line with the County's decision and keep the parcels tax exempt.

## **RECESS**

Council recessed at 11:12 a.m. and reconvened at 11:22 a.m.

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## **F. Agenda Review**

Frank Cassidy, Interim Town Manager, reviewed the agenda.

Denice Harris, Planning Manager, briefed Council regarding the public hearing for Special Use Permit (SUP) 2023-01 St. John the Evangelist Catholic Church.

Mr. David Norden representing the applicant, provided additional information to Council.

Rob Walton, Director of Community Development, briefed Council regarding the public hearing for a Petition to Terminate a Restrictive Covenant.

Jessica Pfeiffer, Walsh Colucci Lubeley & Walsh, representing the applicant, provided additional information to Council.

Mayor Nevill said that there was consensus from Council to cancel the joint meeting with the Commission and move the item forward to the Commission for consideration.

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## **REGULAR MEETING - 6:30 PM**

The Mayor Called the meeting to order at 6:32p.m. A quorum was present, and business could be conducted.

Councilmember Semple participated in the meeting remotely from his home due to a positive COVID-19 test.

## **A. INVOCATION.**

Chaplain Ollie Smith, Warrenton Police Department, led the invocation.

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## **B. A Moment of Silence for Bobby Pennington**

Chaplain Smith called for a moment of silence to honor Bobby Pennington.

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## **C. PLEDGE OF ALLEGIANCE.**

Mayor Nevill led the Pledge of Allegiance.

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## **D. PROCLAMATIONS, RECOGNITIONS, AND PROMOTIONS.**

### **1. Resolution Recognizing the Service of Ali Zarabi**

Mayor Nevill read a Proclamation recognizing Ali Zarabi for his dedication and service to the Town of Warrenton, Virginia.

Mr. Zarabi accepted the proclamation.

### **2. Resolution Recognizing the Service of Kevin Carter**

Mr. Carter was not able to attend the meeting.

### **3. Resolution Recognizing the Service of Renard Carlos**

Mayor Nevill read a Proclamation recognizing Renard Carlos for his dedication and service to the Town of Warrenton, Virginia.

Mr. Carlos accepted the proclamation.

### **4. Resolution Recognizing the Service of Sean Polster**

Mr. Polster was not able to attend the meeting.

Frank Cassidy, Interim Town Manager, said there were several new hires and promotions he would recognize.

Mr. Cassidy announced the Town's new hires. In the Parks and Recreation Department: Lifeguards Emma Gordon, Joseph Cernock, Richard Black, Dylan Hughes, and Zach Stott; Customer Service Specialists Paige Parkman, Zach Salter, and Josh Farley; Water Safety Instructor Kalina Frick; Head Guards Jesus Diaz-Nunez, and Tristan Boyd; and Aquatics Coordinator Joshua Cywinski.

Mr. Cassidy recognized the efforts of Parks and Recreation, the Police Department, Public Works, Emergency Services and Risk Management, and Community Development in hosting the 4th of July fireworks event.

Mr. Cassidy announced the Town's staff promotions. In the Police Department: Lieutenant Justin Pierce was promoted from Sergeant; Sergeant Stephen Hall was promoted from Officer. In Public Works: Superintendent of the Wastewater Treatment Plant Russell Smith was promoted after working for the Town for several years.

Mr. Cassidy recognized Bruce Sanford, Seth Cannonier, Brandon Wagoner, Warren Stringfellow, and Wayne Twomey for receiving the Responsible Land Disturber Certification from DEQ.

Mr. Cassidy recognized Dina Hermoso, Stormwater Administrator, for completing PMI Project Management training through DEQ.

Mr. Cassidy recognized Hunter Digges, Building Official, and Mike Rhodes, Building Inspector, for helping a family rehabilitate a property and make it a safe living environment.

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#### **E. CITIZEN'S TIME.**

<b>Citizen's time Sign in Town Council Regular Meeting: June 13, 2023</b>		
<b>Name</b>	<b>Address</b>	<b>Topic</b>
Raheed Ibrahim	32 Blue Ridge Street	Affordable Housing
Vincent Holland	4555 Whiting Street	BLM Vigil for Action
Arthur Poland		BLM Vigil for Action
Conway Porter		Habitat for Humanity
Bernadine Clark	Menlow Drive	Data Centers
Cindy Burbank	6347 Burnell Court	Data Centers
Jean Banish		Representation of Citizens
Joe Washington	Shipmadilly Lane	BLM Vigil for Action
Larry Kovalik	39 Brookshire Drive	Government Transparency

Raheed Ibrahim spoke regarding affordable housing and requested Council to allocate funds to support Habitat for Humanity's project to develop affordable housing on Haiti Street.

Vincent Holland, on behalf of BLM Vigil for Action, spoke regarding progress related to allowing First Amendment expression in the Town Square and improving traffic safety in the area.

Arthur Poland spoke regarding BLM Vigil for Action and the Amazon data center. He noted that there had been no safety incidents in three years related to the BLM Vigil for Action. He said he supported the data center.

Conway Porter, on behalf of the Fauquier NAACP, spoke regarding the Habitat for Humanity project on Haiti Street. He requested Council consider allocating ARPA funds to Habitat for the project.

Bernadine Clark spoke regarding concerns and oppositions to the Amazon data center.

Cindy Burbank spoke regarding concerns about the Amazon data center. She said that 2309 residents expressed opposition to the data center while only 11 supported it, undermining the claim that numerous citizens supported the development.

Jean Banish spoke regarding representation. She expressed concerns about the public's ability to stay informed on Town business and participate and provide input on matters before Council.

Joe Washington spoke regarding support for the BLM Vigil for Action and support for the successful Juneteenth event held the previous Saturday.

Larry Kovalik spoke regarding transparency in Town business. He said that trust in government was diminished when information was withheld from the public.

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## **F. APPROVAL OF THE AGENDA.**

Councilman Hamby motioned to approve the agenda.

Seconded by Councilman Mooney.

The vote was as follows:

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Jay Heroux; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney.

**Nays:**

**Abstention:**

**Absent:**

The motion passed unanimously; the agenda was approved.

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## **G. PUBLIC HEARINGS.**

### **1. Special Use Permit (SUP) 2023-01 St. John the Evangelist Catholic Church**

Mayor Nevill stated that the public hearing would remain open, and Council would defer action to next month so that they could gather answers to their remaining questions.

Denise Harris, Planning Manager, introduced the topic and provided Council with a summary of the request.

The Public hearing was opened at 7:15 p.m.



Jeffrey Grambo addressed Council regarding concerns about setbacks and pedestrian access on Winchester Street.

Jean Banish addressed Council regarding concerns about stormwater management.

The public hearing portion was closed at 7:18 p.m., but the matter remained open, and public comments may continue to be submitted to the Town.

Public Hearing:		
Name	Address	Organization or Individual
Jeffrey Grambo	300 Winchester Street	Individual
Jean Banish		Individual

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## 2. Bulk Water Rates

Stephanie Miller, Director of Finance, introduced the topic and provided a summary to Council.

The Public hearing was opened at 7:21 p.m.

No one spoke at the public hearing.

The Public hearing was Closed at 7:21 p.m.

Councilmember McGuire motioned for Council to adopt the bulk water rates as presented.

Seconded by Councilmember Heroux.

The vote was as follows:

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Jay Heroux; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney.

**Nays:**

**Abstention:**

**Absent:**

The motion passed unanimously; the water rates were adopted.

Public Hearing:		
Name	Address	Organization or Individual

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### 3. Petition to Terminate a Restrictive Covenant

Rob Walton, Director of Community Development, introduced the topic and provided Council with a summary of the request.

The Public hearing was opened at 7:24 p.m.

Jean Banish spoke in opposition to the request and expressed concerns about the process since it should have never been started and appeared fraudulent.

The Public hearing was Closed at 7:26 p.m.

Keith Parish, Broadview Holdings, developer of the project, presented as to why a restriction was initially placed on the property.

Councilmember Heroux motioned to terminate the restrictive covenant.

Seconded by Councilmember Hamby.

The vote was as follows:

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Jay Heroux; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney.

**Nays:**

**Abstention:**

**Absent:**

The motion passed unanimously; the restrictive covenant was terminated.

Public Hearing:		
Name	Address	Organization or Individual
Jean Banish		Individual

### H. CONSENT AGENDA.

1. PD 9 Appointment
2. Sidewalk Project Description Update

### **3. Resolution Authorizing Advertisement of a Public Hearing for Review of Parcels Exempt from Taxation by Resolution of the Fauquier County Board of Supervisors**

Councilmember Heroux motioned to adopt the consent agenda as presented.

Seconded by Councilmen Mooney.

The vote was as follows:

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Jay Heroux; Mr. Brett Hamby; Mr. David McGuire; Mr. Paul Mooney.

**Nays:**

**Abstention:**

**Absent:**

The motion passed unanimously; the consent agenda was adopted.

#### **I. NEW BUSINESS.**

There was none.

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#### **J. UNFINISHED BUSINESS.**

There was none.

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#### **K. TOWN ATTORNEY'S REPORT.**

Martin Crim, Town Attorney, reported that he had transitioned law firms and was now working with Sams Anderson. He said that he anticipated a smooth transition on all fronts in terms of enforcements and prosecutions. He updated Council regarding the case *Gloss v. Wheeler*, which involved FOIA and Prince William County. He said that as a result of the Virginia Supreme Court's ruling in the case, the exception for participating in a public forum appearance or debate was narrowed.

Mr. Crim said that those types of events could now constitute a meeting under FOIA if they involved a subject being addressed by the public body or one that was likely to come before the body in the future. He said that councilmembers should be considerate of attending public forums if multiple members were attending. He said that councilmembers should consider leaving and watching the event remotely.

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#### **L. TOWN MANAGER'S REPORT.**

Frank Cassidy, Interim Town Manager, reported that a former employee of the Town, Rebecca Crouch, was being honored for 50 years of service in the Girl Scouts. He reported that the wastewater treatment plant was not functioning properly. He said that they were hauling over 12,000 lbs. of sludge to Winchester because the clarifiers were malfunctioning. He said that they had scheduled to repair the second clarifier that week, but they were now unable to fix it because they had to clear the sludge. He said that staff was monitoring the situation 24/7 and trying to determine a way to fix the clarifiers. He said that currently, they were restarting the retired rotating biological contactors to try and clear the sludge.

Mr. Cassidy announced that Fauquier County Fair started tomorrow. He said that National Night Out was scheduled for August 1, and they were planning the event at the Warf. He said that new stop signs were installed on Winchester Street, and he would look into the crosswalk concerns. He said he attended the farmers market on Saturday and was able to speak to several people. He thanked those who attended and thanked staff for setting up a stand to hand out flyers.

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#### **M. COUNCILMEMBERS TIME.**

**Mr. Mooney:** Thanked those individuals who gave time to the Planning Commission and Town Council. Expressed gratitude to Mr. Zarabi and Mr. Carlos, whose efforts inspired him to run for office. Congratulated the staff who received promotions. Expressed his appreciation for allocating funds towards affordable housing. Thanked the public for attending the meeting, as citizen participation made the Town better. Stated that he would continue to push for Thursday evening meetings to increase public engagement. Congratulated staff on the 4th of July event.

**Ms. Sutphin:** Thanked staff, especially Public Works, for handling their workload. Noted that Public Works was a good team that did their job very well. Thanked Mr. Cassidy for keeping the work moving forward. Noted that they had been trying to install lights on Hastings Lane, which had none, and there would now be 10 in total installed. Noted that residents in Warrenton Manor Apartments had been unable to walk their pets when it was dark due to the lack of streetlights. Thanked staff for the 4th of July fireworks display. Thanked the public for attending the meetings.

**Mr. Semple:** Referring to his open-door policy, he asked constituents to contact him whenever they felt. Congratulated Mr. Zarabi and Mr. Carlos for their service to the Town, noting that their work inspired him to continue working hard for the Town and the residents. Congratulated the Town Manager for meeting with residents on Saturday at the farmers market and encouraged him to continue that outreach. Announced he attended the Juneteenth festival, which was a marvelous experience. Acknowledged and commended the work of Hunter Digges and Mike Rhodes in assisting families stay in their homes. Expressed his condolences to the family of Bobby Pennington. Expressed appreciation to Council for hearing the presentation from Habitat during the work session.

**Mr. Hamby:** Expressed his condolences to the family of Bobby Pennington. Extended his best wishes to Vice Mayor Hartman through his upcoming medical procedures. Congratulated the recent staff recognitions and promotions. Thanked Melanie Burch, President of Fauquier Habitat

for Humanity, for meeting with him and Councilmember Heroux earlier that day and answering their questions. Thanked Keith Parish for his time and noted that he did not believe there was any malice attributed to the application.

**Mr. Heroux:** Expressed condolences to the family of Bobby Pennington and noted that he and Vice Mayor Hartman had been able to attend the memorial service on Saturday. Stated that he would keep Vice Mayor Hartman in his prayers during his medical procedures. Announced that the Town had been approved for almost \$29 million in SmartScale funding for road work. Congratulated Community Development, Public Works, and Denise Harris. Noted that the funds would result in two new roundabouts in the Town with construction expected in FY29: one at the Lee Highway/Blackwell Road intersection, and the other at the Broadview/Winchester intersection. Noted he received a tour of Haiti Street with Councilmember Hamby from Habitat, which was beneficial. Stated that there were several homeless people, forgotten people, and struggling people in the community and asked that they continue to find ways to lift each other up.

**Mr. McGuire:** Commended Council for supporting the transfer of the remaining ARPA funds to affordable housing initiatives. Expressed that it was important to remember that a society was judged based on how it treated the elderly and less fortunate members of their community. Noted that they could not help those at the top at the expense of those at the bottom. Reflected on the importance of affordable housing. Commended St. Johns for undergoing the SUP process. Expressed his best wishes to Vice Mayor Hartman during his procedures. Thanked the public for attending the meetings, as it was important for the public to participate and be informed. Stated that more united the community than divided them. Thanked his colleagues for their work.

**Mayor Nevill:** Expressed his condolences to the family of Bobby Pennington. Expressed his best wishes to Vice Mayor Hartman during his procedures. Thanked the public for attending the meeting. Requested that citizens not use the time for public comment to stump for their own political campaigns. Acknowledged that many residents felt intimidated from expressing their opinions publicly, and councilmembers had conversations with residents on a regular basis that were not recorded under FOIA. Noted that a significant number of people expressed their opinions to Council regarding the data centers, either for or against it, and many of those interactions were not available under FOIA. Acknowledged that the silent majority did exist, and their opinions should be respected and heard.

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## **N. ADJOURNMENT.**

**With no further business, this meeting was adjourned at 8:02 PM on Tuesday, August 8<sup>th</sup>, 2023.**

**I hereby certify that this is a true and exact record of actions taken by the Town Council of the Town of Warrenton on July 11<sup>th</sup>, 2023.**



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Stephen M. Clough  
Town Recorder

**Attachments:**

- 1) Handouts to Council from Citizen's time. July 11<sup>th</sup>, 2023.
- 2) Citizen Comment Emails and form submissions.
- 3) Signed legislation.



The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

## **July 11th, 2023 Regular Town Council Meeting** **Minutes**

### **Attachment 1: Handouts to Council from Citizen's** **time. July 11th, 2023.**



*Protecting and restoring the lands and waters of the Virginia Piedmont,  
while building stronger, more sustainable communities.*

July 7, 2023

Warrenton Town Council  
Town Hall  
Warrenton, VA 20186

RE: Proposal to Purchase the Warrenton Horse Show ground

Dear Mayor Neville and Members of Town Council:

Please accept this letter supporting the proposal of the Town to purchase the Warrenton Horse Show Grounds.

The Piedmont Environmental Council was formed in 1972 and we work to protect and restore the lands and waters of the Virginia Piedmont, while building stronger, more sustainable communities. Access to open spaces for active and passive recreation is critical to quality of life and health for residents and visitors of Warrenton, as it is in all communities of the Piedmont region. Equine sports, including events at the Warrenton Horse Show grounds, are part of the long history of active recreation in Warrenton. Continuing to have access for those activities within the Town is part of what makes Warrenton such a great community!

When the possibility arose for the public acquisition of the property, PEC has been uniformly supportive, both for the on-going recreational activity being sustained, and the opportunity the property offers for serving an underserved area of the Town with recreational access. In addition to continuing the Warrenton Pony Show at the end of June through the beginning of July and the Warrenton Horse Show over Labor Day weekend, both of which events bring people into the Town for extended stays, shopping and dining, the Town will be able to develop plans for using the property to meet neighborhood and community wide needs for open space and passive recreation.

PEC fully supports this investment in the Town's future quality of life, and applauds the Town Council for its initiative.

Thank you,

Christopher G. Miller  
President, The Piedmont Environmental Council





*Protecting and restoring the lands and waters of the Virginia Piedmont,  
while building stronger, more sustainable communities.*

July 7, 2023

Warrenton Town Council  
Town Hall  
Warrenton, VA 20186

RE: Request By Habitat for Humanity for Appropriation for Haiti Street Neighborhood Revitalization Project

Dear Mayor Neville and Members of Town Council:

Please accept this letter supporting the request by the Fauquier Habitat for Humanity for an appropriation in support of the Haiti Street Neighborhood Revitalization Project.

The Piedmont Environmental Council was formed in 1972 and we work to protect and restore the lands and waters of the Virginia Piedmont, while building stronger, more sustainable communities. We have been proud to be a supporter of various Habitat for Humanity affiliates throughout our nine county service area, but in particular have been intentional collaborators with the Fauquier Habitat for Humanity on their Haiti Street Neighborhood Revitalization Project in community clean up projects, native planting projects involving landscaping around new homes, and in a variety of other areas.

PEC has a staff member on the Virginia Statewide Community Land Trust which was created to maintain participating Habitat affiliates' stewardship of affordable housing property, and as a neighbor to the Haiti Street community, are committed to its success in our organization's headquarters.

PEC has invested in multiple small and mid-sized communities in our region to revitalize neighborhoods and to improve access to affordable housing and we recognize the government's role as a partner, along with philanthropy and private investment, in making a range of housing options attainable. The Town has been supportive of the Haiti Street project for many years, in matters such as collaborative policing, code enforcement and support for some of Habitat's grants applications. It seems prudent for the Town to make a direct investment now in the program's success, particularly as the funds will help leverage other sources available through the Rappahannock Rapidan Regional Commission, and others.

Thank you,

Christopher G. Miller, President  
The Piedmont Environmental Council

*July 11, 2023*

## ***Joint Statement of Protect Fauquier, Piedmont Environmental Council, and Citizens for Fauquier County***

### ***One Year Later: The Battle to Protect Warrenton from the Amazon Data Center***

One year ago, on July 12, 2022, scores of citizens came to the Warrenton Town Council meeting to protest the proposed Amazon Data Center on Blackwell Road. They also protested proposals for miles of high voltage transmission lines through the County and Town.

These residents of the Town and County appeared that night despite a fierce thunderstorm that was raging outside, and despite weather warnings that people should stay home. It was a portent of the year to come in Warrenton, a portent of many more meetings and citizen protests.

Citizens who appeared on July 12 spoke on behalf of Protect Fauquier, the Piedmont Environmental Council, and Citizens for Fauquier County -- and as individual residents of the Town and County. They came from all walks of life and a full range of political viewpoints. They emphasized the inappropriateness of a massive data center on the gateway into the small historic town of Warrenton. They opposed a 220,000 square foot data center adjacent to residential neighborhoods -- Oak Springs, the Warrenton Highlands, and North Rock -- where homes would be subjected to constant data center noise and vibration, 24/7, 365 days a year.

They also spoke against a secretive town process that, in 2021, had approved a data center zoning amendment that conflicted with the Town's Comprehensive Plan, written in close concert with Amazon, without any proactive effort of the town to seek citizen views. They spoke against Nondisclosure Agreements that Town employees signed with Amazon, to withhold information from the residents of the Town.

Over the next year, more than 2,000 citizens signed a petition against the Amazon data center on Blackwell Road. No one signed a petition for Amazon. Hundreds of citizens have spoken at Town Council meetings, Planning Commission hearings, and Town Council hearings. There was an extraordinary turn-out at the February 14 hearing at Fauquier High School.

Town Council members who voted for Amazon claimed they received "numerous" emails, cards, letters, and texts in support of Amazon. This is not true. Based on FOIA'd records of the Town, at least 389 individuals wrote in opposition to the data center and over 2,000 citizens signed a petition of opposition. There were just 11 individuals who submitted comments in support of the data center. This data covers a 4-month period, from 11/1/22 - 2/21/23, and is based on FOIA'd records of Council Member Heroux's emails and the Town's official electronic public comment site.

The resistance to the Amazon data center succeeded in key ways:

- Dominion Energy pulled back its proposed miles of overhead transmission lines in the Town and County;
- Dominion and Amazon dropped their proposal for a large electric substation on Blackwell Road;
- Dominion and Amazon agreed to bury distribution lines to the Blackwell site; and
- Amazon revised its design for the data center, to be less monolithic and industrial.

These changes were due entirely to citizen resistance, as the Town seemed ready to acquiesce to whatever Amazon proposed. (Unfortunately, the substation and power line relocation are now a threat to other Warrenton neighborhoods.)

The Town Council's 4-3 vote on February 15, 2023, to approve the Amazon Special Use Permit, is now the subject of a lawsuit filed by 10 Town residents and Citizens for Fauquier County. Citizens continue to resist in other ways, protesting Amazon's clear-cutting of trees in March without required permits, violation of multiple SUP provisions, and Amazon's grossly deficient site development plan -- a document which omitted key SUP requirements and was otherwise in conflict with multiple requirements and replete with inconsistencies. The Town's own staff documented 41 pages of issues with Amazon's Site Development Plan.

It has been a tumultuous year, one that attests to the commitment of residents of the Town and County to protect the qualities of the Town and County that they cherish and will fight to preserve. As many long-time residents said, "We have never seen the people of this Town and County come together so overwhelmingly on one issue."

As we mark this one-year anniversary, Protect Fauquier, the Piedmont Environmental Council, and Citizens for Fauquier County remain vigilant. We will continue this battle -- to halt the Amazon data center and to reform Town government -- into another year.





## **Recommended Approach for Town of Warrenton Affordable Housing Strategy**

Draft and Not Official Policy or Direction to Any Town of Warrenton  
Council or Public Servants

8 July 2023

Author: Jay Heroux, Ward 5



# Purpose of Affordable Housing Strategy

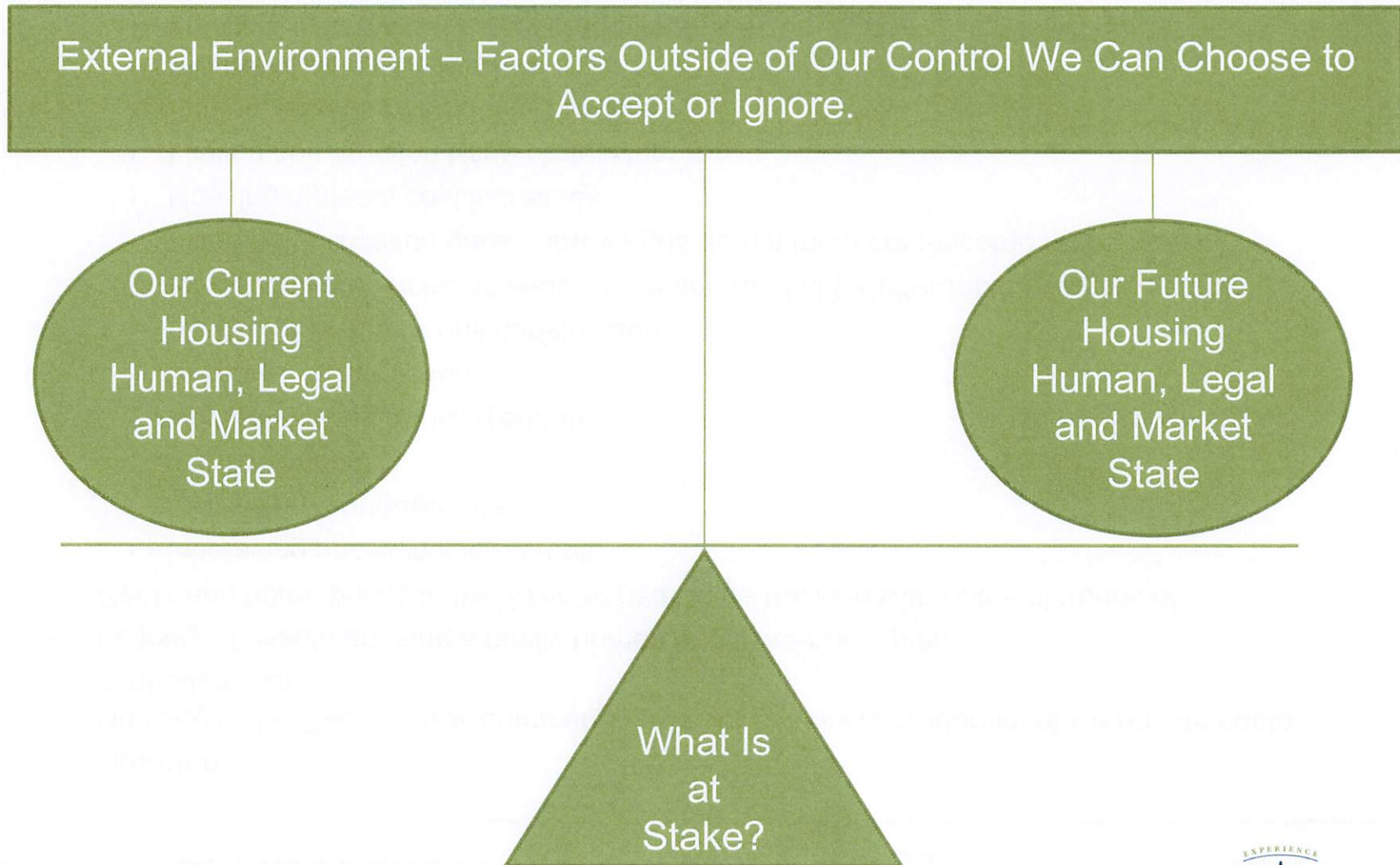
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- **The Situation:**

- Housing in the Town of Warrenton and Fauquier County is predominantly a private sector-controlled asset.
- Majority of assets are single family homes and owner occupied.
- Rents and home prices in the Town appear to be tracking with national trends of:
  - Increasing prices including rents
  - Increasing mortgage rates
  - Inflation impacts
  - Limited existing housing supply
  - Slow new construction
  - Limited multi-family unit construction
  - Limited private sector developers serving market for affordable/attainable housing
  - Income qualification gaps – low wages do not meet cost-income ratios
  - Housing material cost increases
  - Limited construction trade professionals
  - Zoning, land use and policy barriers
  - Renter qualification barriers
  - Increase in homelessness or at-risk housing population
  - Public lack of consensus and shared incentives on how to make housing affordable.

# Recommended Warrenton Strategy Framework

Presented by Interim Town Manager Chris Martino at Budget Retreat



# Who Are We Solving This Problem For?

Let's Make the AMI Criteria Human.

---

## A Spectrum of Persona's For Housing in Warrenton/Fauquier

Definitions Based on Experience, Conversations and Real Interactions.



### Un-housed

Consistently not living in any housing structure.

Live in cars, tents outside, under bridges or some other non-traditional structure.

*Less than 50% of AMI*



### Housing Unstable

Consistently living in multiple types of housing arrangements. Motels, short term room stays, living on a friend or family couch. Does not own a house and is not in a formal rent lease. Lives week to week or month to month in a housing option.

*Less Than 50% of AMI*



### Qualification Challenged

Unable to obtain a lease or a loan for a house. Prior issues with bankruptcy, criminal records, addictions, pets, number of residents, domestic violence, evictions, credit scores or other "life" type events make them a high risk to rent or loan to. Maybe just starting out and no credit history

*Less than 50% AMI or 80% AMI.*





# Who Are We Solving This Problem For?

Let's Make the AMI Criteria Human.

---

## A Spectrum of Persona's For Housing in Warrenton/Fauquier

Definitions Based on Experience, Conversations and Real Interactions.



### Income and Cash Flow

Unable to generate the cash flows to pay rent/mortgage and life expenses. Cannot save enough for first and last month rent, security deposits for electric or other utilities. Distance to job increases fuel costs. Can pay the rent or mortgage but cannot live. Size of monthly housing payment crucial to quality of life. May also have issues maintaining the home they have.

*50-80% AMI*



### Equity For Future

Owns a home but will not sell it as it represents a significant part of their wealth. The home will be an asset that will sustain them in retirement and more than likely be an asset for Long Term Care. Maybe passing the home along to a family member.

*80-200% AMI*



### Starting Out

Has the income and qualifications for a rental unit or a small home. For owning, this is the "first time home buyer". Buying or renting to start the journey towards a more long-term residency.

*80%-120% AMI*





# Who Are We Solving This Problem For?

Let's Make the AMI Criteria Human.

---

## A Spectrum of Persona's For Housing in Warrenton/Fauquier

Definitions Based on Experience, Conversations and Real Interactions.



### Staying and Raising

Owens a home and is raising a family. Space is adequate. Will remain in the home "as long as the kids are in school". Commutes to a job out of the county. Single or dual income. Typically takes advantage of the Mortgage Interest Deduction housing subsidy.  
*120-200% AMI or Above*



### Expanding

Upscaling to a newer or larger home. Maximizing out Mortgage Interest Deduction. Larger square footage and larger land/lot size. Will probably sell "when the kids are gone"  
*120-200% AMI or Above*.



### Estate Building

Large homes and very large lots. Typically, rural. May have some working farming or be in a conservation easement. Long term family asset. Can also be working farms with income variability. The land is a significant asset.  
*120-200% AMI Or Above.*



# What Problem Are We Solving?

## Specific to Town of Warrenton – What is Our Problem?

---

### The Town of Warrenton Has an Affordable Housing Problem Because Of ...

#### **Incomes?**

Not Enough Good  
Paying Jobs To  
Quality for Rents or  
Mortgages. Fixed  
income elderly cannot  
maintain property?

#### **Zoning?**

Not the right zoning to  
incentivize  
development of multi-  
family or smaller  
affordable units?

#### **Land?**

Not enough land left in  
the Town to develop  
smaller, denser units  
on.

#### **County Land and Zoning?**

26% of Fauquier land  
in protected status  
which creates land  
supply issues.  
Preference to SF units  
on large lots.

#### **Risk?**

Lower incomes  
present a high risk to  
property owners to  
rent to.

#### **Cost?**

Cost of materials and  
land make building  
lower priced homes or  
MF units not  
profitable. Too much  
financial risk?

#### **NIMBY?**

Resistance to zoning  
changes or proposals  
for lower cost housing  
or more density or  
apartments.

#### **Infrastructure?**

Town infrastructure is  
restricted or cannot  
support more growth?  
Roads, parking, traffic,  
water?

#### **Return?**

Warrenton is a risky  
investment due to no  
growth sentiment.  
Therefore, limited private  
sector investment.

#### **Developers?**

No developer focused on the  
affordable market. More  
profitable to build bigger and more  
expensive.





# Who Needs to Be Part of the Solution?

The “Town” solves this problem – Not the Town Government

---

## The Town of Warrenton Housing Problem Effects...

### **Citizens**

The entire persona spectrum is affected. Directly or indirectly.

### **Employers**

Limited options for employees to live and work. Limits business growth and profitability.

### **Healthcare Workers**

Increased stress on those most affected by not having adequate housing.

### **Government**

Increased pressure to fix conflicting or barrier creating ordinances. Some public safety risk.

### **Developers**

Limited housing diversity can shut out new market entrants.

### **Investors**

Uninvested capital creates lost opportunity for Warrenton.

### **Children**

Significant impact to learning, mental health and life outlook by living at risk of being homeless.

### **Churches and Non-Profits**

Increased demands to respond to emergency and immediate needs for homeless or financially constrained.

### **Women and Moms**

Increased risk of homelessness when domestic violence causes them to leave homes.

### **Schools**

Increased demands to counsel, feed, and care for children in risky housing situations.

### **Roads**


Increased demand and wear and tear on roads as citizens work here but live in other counties.



# Recommended Approach Going Forward

---

- **Step 1 – Prioritize the Personas to Help**
  - We cannot solve all the issues for everyone at once.
  - Prioritize what persona needs to be addressed first or in a sequence
  - Who is at most risk?
  - What persona can feel the most positive impact by addressing the issue?
- **Step 2 – Based on the Personas – Determine What Problem We Need to Solve**
  - For the personas we want to begin to help – identify the issues impacting them.
  - Focus on the most impactful problems that can move the needle the most.
  - Avoid tossing money at what sounds or feels good.
- **Step 3 – Get Community Commitment**
  - This problem is NOT solved by the Town Government - but we have a role.
  - Create a consortium of private sector, non-profit, personas, government to work this.
  - Get employers and developers engaged – this is their workforce.
  - Get community investment – how to focus the money on this problem?
  - Produce a Plan of Action and Milestones with measures of success – know what success looks like
- **Step 4 – Set a Schedule and Performance Expectations**
  - Produce a Plan of Action and Milestones
  - Have meaningful performance measurements all investors agree on.
  - Execute and Report!



# Supporting Background Data That May Be Useful or Not.

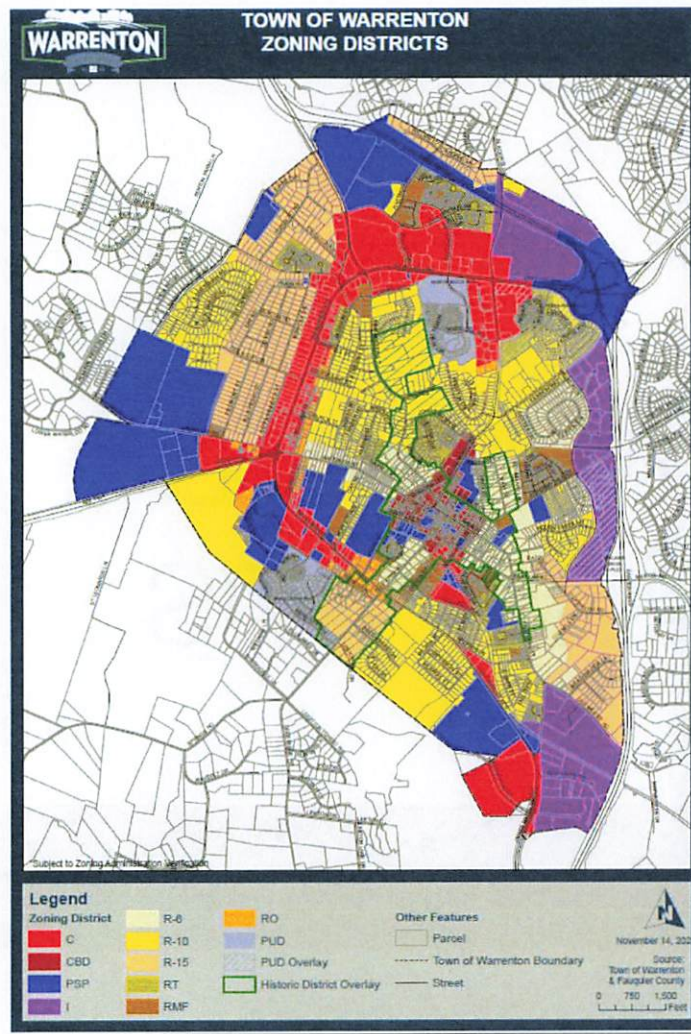
Provided for Information Only.





# The Town of Warrenton: Our Boundaries

## Our Jurisdiction



- **Warrenton Industrial Zones**
  - 264 acres per GIS data
- **Warrenton Service District**
  - 1 of 8 Service Districts: Bealeton Catlett, Marshall, Midland, New Baltimore, Opal, Remington, and Warrenton.
  - Areas designated as service districts are designed to accommodate the county's highest-density residential, commercial, and industrial uses

	OBJECTID *	ZONING_NAM	FREQUENCY	SUM_acrage
1	1	C	21	374.059291
2	2	CBD	4	59.043137
3	3	I	4	264.203473
4	4	PSP	30	499.240456
5	5	PUD	2	95.162345
6	6	R-10	13	636.188324
7	7	R-15	7	360.263376
8	8	R-6	12	240.846606
9	9	RMF	10	85.779682
10	10	RO	9	44.324569
11	11	RT	11	113.235645

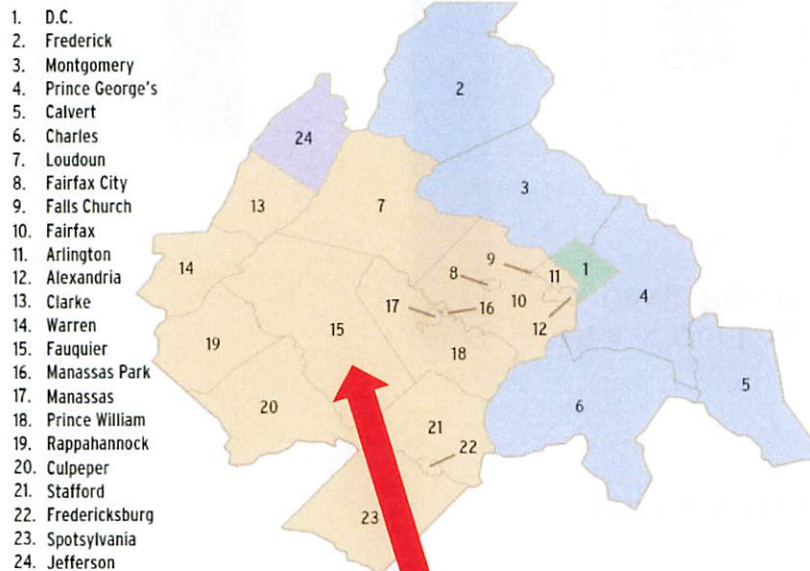
Click to add new row.

# The Town of Warrenton: Part of a Bigger Picture

Part of A Larger Economic Zone But Unique in Many Ways

- **Fauquier and Warrenton**

- Part of the Washington Metropolitan Statistical Area
- 6,385,162 people
- 6,563 square miles
- 24 Jurisdictions
- MSA Grew 13% in Population from 2010-2020
- Fauquier Grew 11% 2010-2020



That's Us!! 😊



# The Comprehensive Plan of Warrenton: 246 Goals

## 3 Drivers – Community Character – Community Health – Economic and Fiscal Health

51% of All Goals

Topical Elements and Goals Aligned to Them

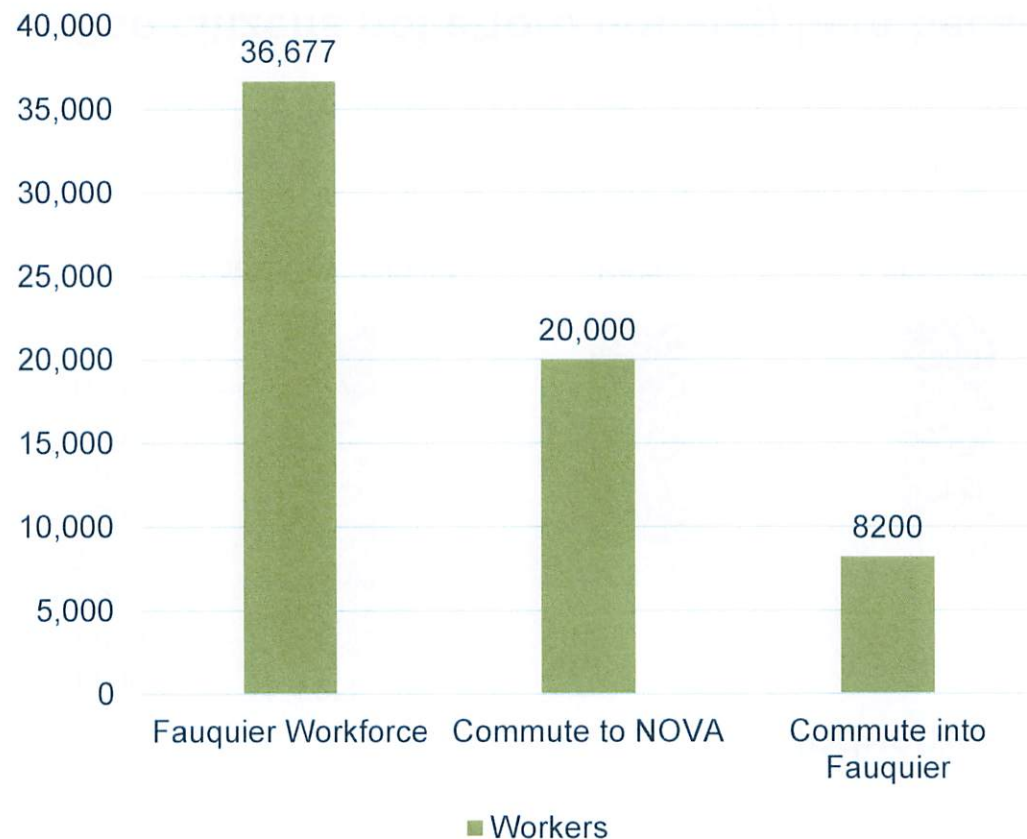




# Employment in Fauquier County

Sources: Fauquier County Budget, VEC and Fauquier Commute Studies, Census Studies

## Workers



- **Top Employers**

- Fauquier County School System
- Fauquier County Government
- Fauquier Health System
- US Dept. of Transportation
- Wal-Mart
- Food Lion
- Town of Warrenton
- The Home Depot
- Blue Ridge Orthopedics
- Greystone Servicing Corp.

# Top Industries in Fauquier County

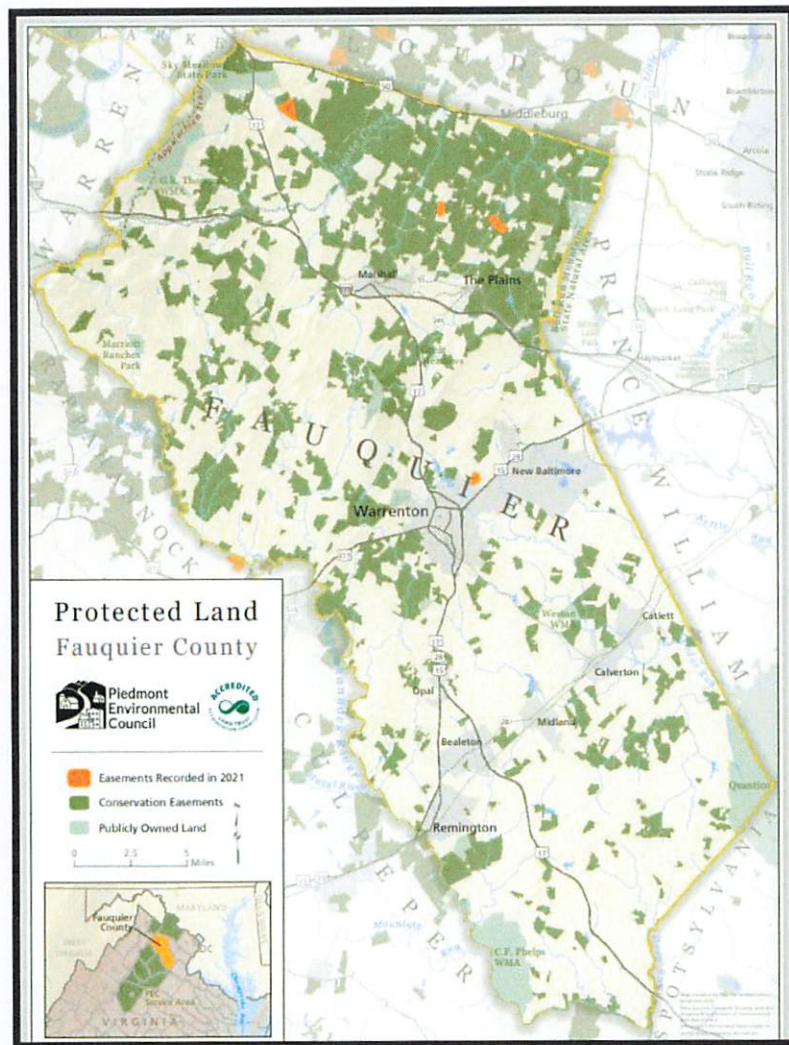
Sources: Fauquier County Budget, VEC and Fauquier Commute Studies, Census Studies



**Can citizens not afford housing here because of the industry's we attract?**

# Fauquier County Conservation Easements

Source: PEC GeoHub



- **Fauquier Today**
  - 109,487 Acres in Protected Easement
  - Equates to 171 Square Miles
  - 26% of County Land Protected
- **By Comparison**
  - Prince William County Square Miles: 348
  - Our protected land is 49% **of all** PW land
  - Loudon County is 521 Square Miles
  - Our protected land is 32% **of all** LC land





The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

**July 11th, 2023 Regular Town Council Meeting**  
**Minutes**

**Attachment 2: Citizen Comment Emails and form**  
**submissions.**

**From:** "Gregory Schumacher" <[REDACTED]>  
**Sent:** Tue, 13 Jun 2023 12:01:16 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Cc:** "Gregory Schumacher" <[REDACTED]>  
**Subject:** Comment on Policy for Use of the Space the Black Lives Matter Vigil for Action Used for Almost Three Years

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

- The space, while admittedly a great space for visibility for any group utilizing that space, is a distraction for traffic. It is at the apex of what can be a very difficult intersection to navigate even without any distractions. I agree with Chief Carter that this space should not be used for public demonstrations unless the street is closed off.
- Whatever space or spaces the Town authorizes for free speech demonstrations, no one group should be allowed to monopolize it. The Council might consider limiting authorization for any specific group or purpose to a limited number (Ex. 4 time/year), regardless of whether other individuals or groups have requested it or not.
- You might consider having a space or spaces designated for free speech expression without a permit, but limit the number of participants for any given cause.

Regards,

Greg Schumacher

Gregory A. Schumacher  
Major General, US Army (Ret)  
PO Box 399  
The Plains, VA 20198  
[REDACTED]

**From:** "Lauren Woolcott" <[REDACTED]>  
**Sent:** Tue, 13 Jun 2023 15:02:03 0600  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Town Council must demand adequate responses from Amazon

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Dear Town Council members,

Amazon games the system on your watch. Stand up for your citizens! Stand up for your requirements which Amazon ignores.

Amazon has disregarded multiple conditions of the February approved Town Council special use permit, and now it is time for you to demand adequate responses from them for numerous omissions, deficiencies and errors.

Thank you.

Respectfully,

Lauren Woolcott

3213 Five Points Road

Marshall, VA. 20115

Sent from my iPhone

**From:** "Janet Zaso" <[REDACTED]>  
**Sent:** Wed, 14 Jun 2023 09:11:11 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** AMAZON!

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

How can all of this have happened and people who are supposed to be ethical and caring about the good of the people and land, which are both not only priceless, but your responsibility to be upfront, honest and to faithfully represent?

\*Amazon has blatantly ignored the SUP!

\*They have also submitted so much information CONFIDENTIALLY!

Whatever they have done on the sly to get approval is wrong, possibly criminal by all parties and will eventually come out.

I urge you to end this!

Sent from my iPhone

**From:** "Tammy Conner" <[REDACTED]>  
**Sent:** Wed, 28 Jun 2023 16:16:36 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Subject:** Smell and police and traffic

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

What's happening down by Firestone near the hospital?

Smells like rotten flesh! Police presence? Traffic is horrible down by 7 Eleven and Tom Frost Firestone. Did someone commit a murder?

--

Tammy Conner



**From:** "Tom Daily" <[REDACTED]>  
**Sent:** Mon, 10 Jul 2023 16:28:55 0400  
**To:** "" <citizencomment@warrentonva.gov>  
**Cc:** "" <cnevill@warrentonva.gov>,"  
<pmooney@warrentonva.gov>; "" <dmcguire@warrentonva.gov>,"  
<hsutphin@warrentonva.gov>; "" <wsemples@warrentonva.gov>,"  
<bhamby@warrentonva.gov>; "" <jhartman@warrentonva.gov>,"  
<jheroux@warrentonva.gov>; "cnevill@warrentonva.gov"  
<cnevill@warrentonva.gov>; "jhartman@warrentonva.gov"  
<jhartman@warrentonva.gov>; "wsemples@warrentonva.gov"  
<wsemples@warrentonva.gov>; "dmcguire@warrentonva.gov"  
<dmcguire@warrentonva.gov>  
**Subject:** Public Comment Amazon Data Center...

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Attention: Mayor Nevill and Members of the Warrenton Town Council

I am unable to attend the Town Council Meeting scheduled for Tuesday, July 11, 2023; so I am submitting a Public Comment in accordance with the information on the Town Council website.

It is my intent that my comments be added to those presented during the Public Hearing phase of the Meeting dealing with the proposed Amazon Data Center.

Briefly, I stand with the citizens who voice:

- \* Opposition to the proposed Amazon Data Center,
- \* Opposition to the secretive processes of the past year,
- \* Desire for a more open government - one that is more responsive to the people who live here,
- \* Belief in a small town democracy, and
- \* Love for this Town and County, and want it to be better.

Respectfully,

Tom Daily  
3596 Sutherland Ct  
Warrenton, Va 20187

## Chair BOD/President Vint Hill Manor HOA



[REDACTED]



The Town of Warrenton  
P.O. Box 341  
Warrenton, VA 20188  
P (540) 347-1101  
F (540) 349-2414

## **July 11th, 2023 Regular Town Council** **Meeting Minutes**

---

### **Attachment 3: Signed legislation**

**July 11, 2023  
Town Council  
Regular Meeting**

**A RESOLUTION TO APPROPRIATE REMAINING AMERICAN RESCUE PLAN ACT (ARPA) FUNDING  
FOR AFFORDABLE HOUSING AND ACCESSIBILITY INITIATIVES**

**WHEREAS**, the U.S. Congress passed and the President signed the American Rescue Plan (ARP) Act of 2021 which established the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF); and

**WHEREAS**, the United States Treasury distributed funding under the CSLFRF to the Commonwealth of Virginia and mandated that Non-Entitlement Unit funds be distributed according to a formula based on population; and

**WHEREAS**, the Town of Warrenton is considered a Non-Entitlement Unit and has received a total allocation of \$10,403,180 according to the prescribed formula, which has been distributed in two equal tranches of \$5,201,590 approximately 12 months apart with the second tranche received July 21, 2022; and

**WHEREAS**, staff has reviewed the United States Treasury guidance and provided information to Town Council during a work session on March 8, 2022 regarding projects that are eligible for the CSLFRF funding; and

**WHEREAS**, qualifying expenditures in the amount of \$1,966,648 as detailed in the attached Exhibit A have previously been appropriated in the Fiscal Year 2023 Adopted Budget on June 16, 2022; and

**WHEREAS**, qualifying expenditures in the amount of \$4,650,000 as detailed in the attached Exhibit B have previously been appropriated by council on September 13th, 2022; and

**WHEREAS**, the Town Council reviewed and committed funding for other projects as detailed in the attached Exhibit C in the amount of \$236,083 during the March 8, 2022 work session; and

**WHEREAS**, qualifying expenditures in the amount of \$3,269,910 as detailed in the attached Exhibit D have previously been appropriated in the Fiscal Year 2024 Adopted Budget on June 13, 2023; and

**WHEREAS**, the Town Council wishes to appropriate the remaining ARPA funds to affordable housing and accessibility initiatives focused on the best use of these funds for maximum benefit which will meet all the requirements for distribution of these funds; and

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Warrenton, Virginia on this 11th day of July 2023, that \$280,539 in CSLFRF funds are hereby appropriated.

**Votes:**

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. James Hartman, Vice Mayor; Mr. Jay Heroux; Mr. Paul Mooney; Mr. David McGuire.

**Nays:**

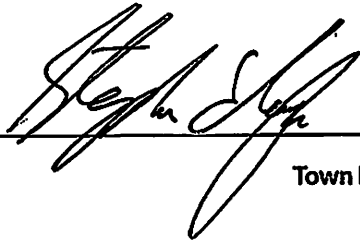
**Absent from Meeting:**

**For Information:**

Town Manager

Budget Manager

**ATTEST:**

A handwritten signature in black ink, appearing to read 'Stephen S. [unclear]', is written over a horizontal line.

Town Recorder

EXHIBIT D - Appropriated in FY24 Budget		
Project	Estimated Cost	Description
Financial Coordinator Salary and Benefits	\$124,824	1 year in budget, remaining time committed
Assistant Directors Salary and Benefits	\$17,044	Remainder of 1 year period
Project Coordinator Salary and Benefits	\$28,042	Remainder of 1 year period
Comprehensive Zoning Update	\$200,000	
Deed Provision	\$1,000,000	For payment of deed provision at WWTP
Horseshow grounds	\$1,600,000	For purchase of horseshow ground property
ADA Improvements (R-23-001)	\$300,000	ADA improvements to Town park facilities; Remaining project balance committed for future years
\$3,269,910		Total Appropriated in FY24 Budget

\$10,122,641 Total Committed and Appropriated

\$10,403,180 Total ARPA Funds Received

\$280,539 Available Balance

EXHIBIT A - Appropriated in FY23 Budget		
Project	Estimated Cost	Description
Financial Coordinator Salary and Benefits	\$101,093	1 year in budget, remaining time committed
Assistant Director Salary and Benefits	\$154,397	Covers 1 year period - salary and benefits
Junior Engineer Salary and Benefits	\$131,947	Covers 1 year period - salary and benefits
Project Coordinator Salary and Benefits	\$119,406	Covers 1 year period - salary and benefits
Compensation Study	\$50,000	Classification and compensation study
Professional Services	\$42,350	Economic Development
Fuel System	\$50,000	IT
Waterloo Speed/Safety Improvements (T-23-002)	\$70,200	FY23 cost only
Leaf Machine (G-23-003)	\$85,000	
Salt Spreaders (G-23-004)	\$68,000	
HVAC Replacement (G-23-005)	\$55,000	FY23 cost only
Police Vehicles (P-23-001)	\$98,262	FY23 cost only
Fitness and Studio Floor Replacement	\$60,000	
Fitness Equipment Replacement	\$25,000	
Traffic Light Updates (T-23-008)	\$28,800	FY23 cost only
Timber Fence Trailway	\$50,889	Timber Fence Trail Segment 2 (Town cost-share)
Refuse Trucks	\$626,306	Two new refuse trucks
ADA Improvements (R-23-001)	\$150,000	ADA improvements to Town park facilities; Remaining project balance committed for future years

**\$1,966,648 Total Appropriated in FY23 Budget**

EXHIBIT B - Appropriated September 13, 2022		
Project	Estimated Cost	Description
Water and Sewer Projects	\$4,500,000	Per Davenport analysis of sewer rate study
ADA Compliance	\$150,000	

**\$4,650,000 Total Appropriated September 13, 2022**

EXHIBIT C - Commitments		
Project	Estimated Cost	Description
ADA Improvements (R-23-001)	\$150,000	ADA improvements to Town park facilities
Financial Coordinator Salary and Benefits	\$86,083	Funding for support through 12/31/2024

**\$236,083 Total Committed**

July 11<sup>th</sup>, 2023  
Town Council  
Regular Meeting

**ORDINANCE 2023-06**

**AN ORDINANCE TO ESTABLISH BULK WATER RATES  
EFFECTIVE JULY 12, 2023**

**WHEREAS**, the Town of Warrenton charges certain fees and rates for usage pursuant to Article 2 of Chapter 17 of the Code of the Town of Warrenton (hereinafter referred to as the "Town Code") as authorized by Section 15.2-2119 of the Code of Virginia, 1950, as amended; now therefore

**BE IT ORDAINED** by the Council of the Town of Warrenton, Virginia, that the following bulk water rates are hereby effective beginning July 12, 2023:

<u>Rate Category</u>	<u>Rate</u>
Base charge (<2,000 gallons)	\$31.25
Commodity rate (>2,000 gallons, per 1,000 gallons)	\$13.37

**ATTACHMENT:**

**Votes:**

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Jay Heroux; Mr. Paul Mooney; Mr. David McGuire.

**Nays:**

**Absent from Meeting:** Mr. James Hartman, Vice Mayor

**For Information:**  
Finance Director

**ATTEST:** \_\_\_\_\_

  
Town Recorder



July 11<sup>th</sup>, 2023  
Town Council  
Regular Meeting

**A RESOLUTION TO TERMINATE A RESTRICTIVE COVENANT ON PINs 6984-18-6837-000, 6984-18-5649-000, AND 6984-18-3854-000**

**WHEREAS**, Waterloo Junction is a mixed-use development that was approved by Town Council on November 9, 2022; and

**WHEREAS**, during the title examination of the parcels, it was found there was a restrictive covenant that precludes the construction of any structures along the front portion of the three (3) parcels along Broadview Avenue; and

**WHEREAS**, the restrictive covenant was created on March 16, 2000 in Deed Book 863, Page 971) between the Town and Goal LC; and

**WHEREAS**, the current owners, Fog Holdings LLC and Broadview Holdings LLC (Applicant), wish to have the restrictive covenant removed in order to proceed with the approved plans; and

**WHEREAS**, the Applicant submitted the request for the removal of the restrictive covenant on March 17, 2023; and

**WHEREAS**, on July 11, 2023, the Town of Warrenton Town Council held a public hearing and considered written and oral testimony on the proposed restrictive covenant removal; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Town Council of the Town of Warrenton this 11<sup>th</sup> day of July 2023, That the Town Council hereby approves the removal of the restrictive covenant:

**Votes:**

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Jay Heroux; Mr. Paul Mooney; Mr. David McGuire.

**Nays:**

**Absent from Meeting:** Mr. James Hartman, Vice Mayor

**For Information:**

Community Development Director,  
Town Attorney

ATTEST: \_\_\_\_\_

  
Town Recorder

July 11<sup>th</sup>, 2023  
Town Council  
Regular Meeting

**A RESOLUTION APPOINTING FRANCIS G. CASSIDY TO THE RAPPAHANNOCK-RAPIDAN REGINAL  
COMMISSION (PD9)**

**WHEREAS**, the Town of Warrenton is a participant in the Rappahannock-Rapidan Reginal  
Commission is a Planning District Commission created under the Virginia Area Development Act.

**WHEREAS**, The Town may appoint two representatives to PD9 under their charter, and

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Town Council Hereby adopts a  
resolution appointing Francis G. Cassidy to the Rappahannock Rapidan Reginal Commission (pd9).

**ATTACHMENT:**

**Votes:**

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Jay Heroux; Mr. Paul Mooney; Mr.  
David McGuire.

**Nays:**

**Absent from Meeting:** Mr. James Hartman, Vice Mayor

**For Information:**

Town Manager

Town Clerk

**ATTEST:**



Town Recorder

July 11, 2023  
Town Council  
Regular Meeting

**A RESOLUTION AUTHORIZING STAFF TO ADVERTISE A PUBLIC HEARING TO EXEMPT PROPERTY FROM LOCAL TAXATION PURSUANT TO VIRGINIA CODE SECTION 58.1-3651**

**WHEREAS**, Warrenton, VA (Hereinafter "the Town") is a municipal corporation located within the County of Fauquier; and

**WHEREAS**, the Fauquier County Commissioner of the Revenue serves as the assessor for real and tangible personal property located within the Town; and

**WHEREAS**, Fauquier County (Hereinafter "the County") has exempted certain parcels from taxation by the County; and

**WHEREAS**, since exempting the properties from County taxation, the exempted properties have not been included in the land book provided to the Town annually for taxation purposes; and

**WHEREAS**, during a work session conducted on July 11, 2023, the Town Council expressed the desire to pass a similar ordinance to exempt the same properties pursuant to Virginia Code Section 58.1-3651, which requires a duly advertised public hearing; and

**NOW, THEREFORE, BE IT RESOLVED** that the Warrenton Town Council hereby authorizes staff to advertise a public hearing to exempt property from local taxation pursuant to Virginia Code Section 58.1-3651 for the August 8, 2023, Town Council meeting.

**Votes:**

**Ayes:** Ms. Heather Sutphin; Mr. William Semple; Mr. Brett Hamby; Mr. Jay Heroux; Mr. Paul Mooney; Mr. David McGuire.

**Nays:**

**Absent from Meeting:** Mr. James Hartman, Vice Mayor

**For Information:**

Finance Director,  
Town Attorney

ATTEST: \_\_\_\_\_



Town Recorder